

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

One West Bank: PSB VS Rhonda Robbins

NO. 111-12 ED NO. 880-12 JD

DATE/TIME OF SALE: Nov. 14 0900

BID PRICE (INCLUDES COST) \$ 2938.19

POUNDAGE - 2% OF BID \$ 58.76

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

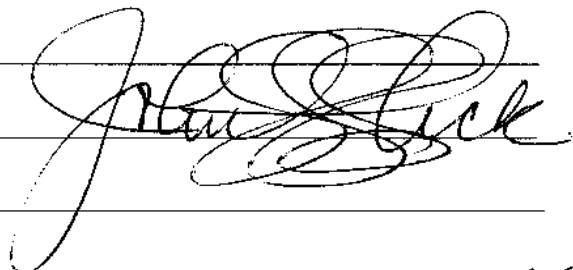
TOTAL AMOUNT NEEDED TO PURCHASE \$ 2996.95

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE: \$ 2996.95

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1496.95

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
ONE WEST BANK FSB

vs.

Defendant
RHONDA ROBBINS

Attorney for the Plaintiff:

UDREN LAW OFFICES, PC
111 WOODCREST ROAD
CHERRY HILL, NJ 08003

Sheriff's Sale Date: Wednesday, November 14, 201

Writ of Execution No. : 2012CV880

Advance Sheriff Costs: \$1,500.00

Location of the real estate: 846 JEFFERSON STREET, BLOOMSBURG, PA 17815

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,150.98
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$165.00
Service Mileage	\$6.00
Distribution Form	\$25.00
Copies	\$5.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$120.00

Total Sheriff Costs **\$1,905.98**

Municipal Costs

Sewer	\$977.21
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Total Municipal Costs **\$977.21**

Distribution Costs

Recording Fees	\$55.00
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Total Distribution Costs **\$55.00**

Grand Total: **\$2,938.19**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

©2012 Columbia County Sheriff, Telecoast, Inc.

SHERIFF'S SALE COST SHEET

VS. _____
 NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

✓ DOCKET/RETURN	\$15.00
✓ SERVICE PER DEF.	\$ <u>165.00</u>
✓ LEVY (PER PARCEL	\$15.00
✓ MAILING COSTS	\$ <u>36.00</u>
✓ ADVERTISING SALE BILLS & COPIES	\$17.50
✓ ADVERTISING SALE (NEWSPAPER)	\$15.00
✓ MILEAGE	\$ <u>6.00</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>5.50</u>
✓ NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>395.00</u>	

✓ WEB POSTING	\$150.00
✓ PRESS ENTERPRISE INC.	\$ <u>1156.98</u>
✓ SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1375.98</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>971.31</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>971.31</u>	

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>---</u>	

TOTAL COSTS (OPENING BID) \$ 2738.19

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

November 15, 2012

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

RE: OneWest Bank, FSB
vs.
Rhonda S. Robbins
Property: 846 Jefferson Street
Bloomsburg, PA 17815
Columbia County C.C.P. No.: 2012-CV-880, 2012-ED-111
Sheriff's Sale Date: 11/14/2012

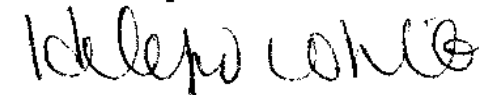
Dear Sir or Madam:

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 \$1496.95 payable to the Sheriff of Columbia County. This check represents payment of the sheriff settlement costs, less previous deposit of \$1500.00. 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



pennsylvania

DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO BOX 280603
Harrisburg PA 17128-0603**REALTY TRANSFER TAX
STATEMENT OF VALUE****See Reverse for Instructions****RECORDER'S USE ONLY**

Late 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

Telephone Number:

UDREN LAW OFFICES, PC

856-669-5700

Street Address

City

State

ZIP Code

111 WOODCREST RD., STE 200

CHERRY HILL

NJ

08003

B. TRANSFER DATA**Date of Acceptance of Document**

Grantor(s)/Lessor(s)

Grantee(s)/Lessee(s)

Sheriff of Columbia County

Federal National Mortgage Association

Street Address

Street Address

35 West Main Street

1900 Market Street Suite 800

City

State

ZIP Code

City

State

ZIP Code

Bloomsburg

PA

17815

Philadelphia

PA

19103

C. REAL ESTATE LOCATION

Street Address

City, Township, Borough

846 Jefferson Street

Town of Bloomsburg

County

School District

Tax Parcel Number

Columbia

Bloomsburg

05W-02-121-00.000

D. VALUATION DATA

1. Actual Cash Consideration

2. Other Consideration

3. Total Consideration

\$2938.19

+0

=\$2938.19

4. County Assessed Value

5. Common Level Ratio Factor

6. Fair Market Value

\$17,382.00

X 3.60

\$62,575.20

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

1a. Amount of Exemption Claimed

1b. Percentage of Grantor's Interest in Real Estate

1c. Percentage of Grantor's Interest Conveyed

100%

100%

100%

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

11/15/12

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

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV880

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, NOVEMBER 14, 2012
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania known and designated as 846 Jefferson Street, Bloomsburg, Columbia County Pennsylvania, bounded and described as follows:

BOUNDED on the north by an alley called Columbia Avenue, extended; ON THE SOUTH by now or formerly by the Estate of Mary R. Pugh, now or formerly Clyde H. and Sarah Brobst; ON THE EAST by an alley AND ON THE WEST by lot now or formerly of William McBride now or formerly of George E. and Sarah A. Girton. BEING 50 feet in width by lot now or formerly of Mary R. Pugh, now or formerly Clyde H. and Sarah Brobst, and 56 feet in depth by said alley, upon which is erected a dwelling house, and additional improvements.

BEING KNOWN AS: 846 Jefferson Street, Bloomsburg, PA 17815

PROPERTY ID NO.: 05W-02-121-00.000

TITLE TO SAID PREMISES IS VESTED IN Rhonda S. Robbins BY DEED FROM Craig R. Reichart, single DATED 06/12/2007, RECORDED 06/15/2007 IN DEED BOOK Instrument #200706033.

PROPERTY ADDRESS: 846 JEFFERSON STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W-02-121

Seized and taken into execution to be sold as the property of RHONDA ROBBINS in suit of ONE WEST BANK FSB..

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

Attorney for the Plaintiff:
UDREN LAW OFFICES, PC
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY,
Pennsylvania
www.sheriffcolumbiacounty.com

deposes and says that Press Enterprise is office and place of business at 3185 bria and State of Pennsylvania, and was en published daily, continuously in said ached notice October 24, 31 and e affiant is one of the officers or publisher newspaper in which legal advertisement prise is interested in the subject matter of ations in the foregoing statement as to time,

.....day of November 2012

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
JENNIS L. ASHENFELDER, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2015
OFFICIAL PENNSYLVANIA ASSOCIATION OF NOTARIES

...., I hereby certify that the advertising and r publishing the foregoing notice, and the

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



ONE WEST BANK FSB
vs.
RHONDA ROBBINS

Case Number
2012CV880

SHERIFF'S RETURN OF SERVICE

10/09/2012 02:15 PM - DEPUTY RAYMOND TONKINSON, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 846 JEFFERSON STREET, BLOOMSBURG, PA 17815.

RAYMOND TONKINSON, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 10, 2012

NOTARY

Affirmed and subscribed to before me this

10TH day of OCTOBER, 2012

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2016

Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



ONE WEST BANK FSB
vs.
RHONDA ROBBINS

Case Number
2012CV880

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	09/24/2012
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	846 JEFFERSON STREET BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:	<u>Posted</u>		
Relation:			
Date:	<u>10-09-12</u>	Time:	<u>1415</u>
Deputy:	<u>8</u>	Mileage:	

Attorney / Originator:

Name: UDREN LAW OFFICES, PC	Phone:
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2012CV880

846 JEFFERSON STREET, BLOOMSBURG, PA 17815 EXP: 09/24/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

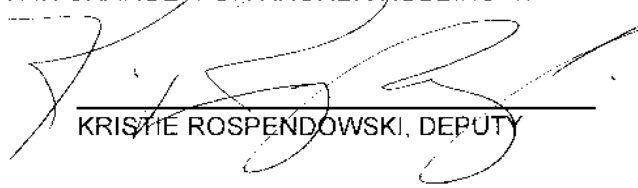


ONE WEST BANK FSB
vs.
RHONDA ROBBINS

Case Number
2012CV880

SHERIFF'S RETURN OF SERVICE

08/31/2012 10:25 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE BRANDON TERRY, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR RHONDA ROBBINS AT 846 JEFFERSON STREET, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

September 04, 2012

NOTARY

Affirmed and subscribed to before me this

4TH day of SEPTEMBER, 2012

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



Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

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

REAL ESTATE TAX CERTIFICATION

Date: 09/25/2012

Fee: \$5.00

Cert. NO: 12941

ROBBINS RHONDA S
846 JEFFERSON STREET
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 20070 -6033
Location: 846 JEFFERSON ST
Parcel Id: 05W-02 -121-00,000

Assessment: 17,382
Balances as of 09/25/2012

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

By: Columbia Co. Sheriff

Per: Tim Chamberlain
HPM

Chairman
Thomas Evans
Vice Chairman
George Turner
Treasurer
Claude Renninger
Secretary-Asst. Treasurer
Carol L. Mas
Solicitor
Alvin J. Luschas, Esq.

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

**TOWN HALL
301 EAST SECOND STREET
BLOOMSBURG PA 17815
570~784~5422
570~784~1518 (FAX)**

Board of Directors

Thomas Evans
Andrew D. Keister
Lawrence L. Mack
George Turner
Claude Renninger

September 11, 2012

Tim Chamberlain
Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg PA 17815

RE: Rhonda S. Robbins
846 Jefferson Street
Bloomsburg, Pa. 17815

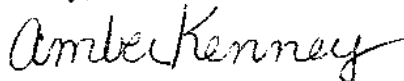
DOCKET # 2012-CV-880
2012-ED-111

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against 846 Jefferson Street for unpaid sewer charges totaling \$977.21.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,



Amber Kenney
Office Manager

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

ONE WEST BANK FSB
vs.
RHONDA ROBBINS

Case Number
2012CV880

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	09/24/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Mary F. Ward
Primary Address:	301 E Second Street, Town Hall Bloomsburg, PA 17816
Phone:	570-784-1581 DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:	Wife of Debtor		
Date:	7/5/12	Time:	1027
Deputy:	5	Mileage:	

Attorney / Originator:

Name: UDREN LAW OFFICES, PC	Phone:
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Service Attempts:

Date:	8/27/12					
Time:	9:30					
Mileage:						
Deputy:	5					

Service Attempt Notes:

1. No one in office closed
- 2.
- 3.
- 4.
- 5.
- 6.

WARD, MARY F.

2012CV880

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA EXP: 09/24/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

ONE WEST BANK FSB
vs.
RHONDA ROBBINS

Case Number
2012CV880

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	09/24/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	RHONDA ROBBINS	
Primary Address:	846 JEFFERSON STREET BLOOMSBURG, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	BRIANNA TERRY	
Relation:	NEPHEW	
Date:	8/24/12	Time:
Deputy:	5	Mileage:

Attorney / Originator:

Name:	UDREN LAW OFFICES, PC	Phone:
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

ROBBINS, RHONDA

2012CV880

846 JEFFERSON STREET, BLOOMSBURG, PA 17815 EXP: 09/24/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

ONE WEST BANK FSB
vs.
RHONDA ROBBINS

Case Number
2012CV880

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 09/24/2012

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Co

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

DOT FRONK

Relation:

CURRIC

Date:

8/27/12

Time:

8:57

Deputy:

S

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

DOMESTIC RELATIONS OF

2012CV880

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 09/24/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

ONE WEST BANK FSB
vs.
RHONDA ROBBINS

Case Number
2012CV880

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 09/24/2012 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BLOOMSBURG SEWER
Primary Address: 2ND STREET
BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: AMBER KENNEDY
Relation: OFFICE MANAGER
Date: 8/27/12 **Time:** 9:38
Deputy: S **Mileage:**

Attorney / Originator:

Name: UDREN LAW OFFICES, PC **Phone:**

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

BLOOMSBURG SEWER

2012CV880

2ND STREET, BLOOMSBURG, PA 17815

EXP: 09/24/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

ONE WEST BANK FSB
vs.
RHONDA ROBBINS

Case Number
2012CV880

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	09/24/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Columbia County Tax Office
Primary Address:	PO Box 380 Bloomsburg, PA 17815
Phone:	570-389-5649 DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally - Adult In Charge - Posted - Other		
Adult In Charge:	LEATHER HYATT		
Relation:	CLERK		
Date:	8/27/12	Time:	847
Deputy:	5	Mileage:	

Attorney / Originator:

Name: UDREN LAW OFFICES, PC	Phone:
------------------------------------	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C

2012CV880

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 09/24/2012

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

OneWest Bank, FSB
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

RHONDA S. ROBBINS
Defendant(s)

MORTGAGE FORECLOSURE

NO. 2012-CV-880

2012-ED-111

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Rhonda S. Robbins
846 Jefferson Street
Bloomsburg, PA 17815

Your house (real estate) at **846 Jefferson Street, Bloomsburg, PA 17815** is scheduled to be sold at the Sheriff's Sale on _____ at _____ at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$90,653.96**, 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

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

ASSOCIATION DE LICENCIADOS

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV880

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, NOVEMBER 14, 2012
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania known and designated as 846 Jefferson Street, Bloomsburg, Columbia County Pennsylvania, bounded and described as follows: BOUNDED on the north by an alley called Columbia Avenue, extended: ON THE SOUTH by now or formerly by the Estate of Mary R. Pugh, now or formerly Clyde H. and Sarah Brobst; ON THE EAST by an alley AND ON THE WEST by lot now or formerly of William McBride now or formerly of George E. and Sarah A. Girton. BEING 50 feet in width by lot now or formerly of Mary R. Pugh, now or formerly Clyde H. and Sarah Brobst, and 56 feet in depth by said alley, upon which is erected a dwelling house, and additional improvements.

BEING KNOWN AS: 846 Jefferson Street, Bloomsburg, PA 17815

PROPERTY ID NO.: 05W-02-121-00.000

TITLE TO SAID PREMISES IS VESTED IN Rhonda S. Robbins BY DEED FROM Craig R. Reichart, single DATED 06/12/2007 RECORDED 06/15/2007 IN DEED BOOK Instrument #200706033.

PROPERTY ADDRESS: 846 JEFFERSON STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05W-02-121

Seized and taken into execution to be sold as the property of RHONDA ROBBINS in suit of ONE WEST BANK FSB.

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

Attorney for the Plaintiff:
UDREN LAW OFFICES, PC
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Document Receipt

Trans # 34075 Carrier / service: POST 2PM 8/23/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000015970

Doc Ref #: 111ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans # 34074 Carrier / service: POST 2PM 8/23/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE Tracking #: 9171924291001000015963

DEPARTMENT 281230

Doc Ref #: 111ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 34073 Carrier / service: POST 2PM 8/23/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000015956

Doc Ref #: 111ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 34072 Carrier / service: POST 2PM 8/23/2012

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000015949

Doc Ref #: 111ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 34071 Carrier / service: POST 2PM 8/23/2012

Ship to: 34071

PORTFOLIO RECOVERY ASSOC. LLC

140 CORPORATE BLVD

NORFOLK

BLOOMSBURG VA 23502

Tracking #: 9171924291001000015932

Doc Ref #: 111ED2012

Document Receipt

Trans # 34070 Carrier / service: POST 2PM 8/23/2012

Ship to: 34070

CITIBANK SOUTH DAKOTA, N.A.

C/O BLATT, HASENBILLER, LEIBSKER
1835 MARKET STREET, SUIT 501

Tracking #: 9171924291001000015925

Doc Ref #: 111ED2012

PHILADELPHIA PA 19103

REAL ESTATE OUTLINE

ED # 111-12

DATE RECEIVED 8-22-12
DOCKET AND INDEX 8-23-12

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$ 1,350.00 OR <u>1500.00</u>	<u>✓</u>	CK# <u>34100</u>

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

SALE DATE	<u>Nov. 14, 12</u>	TIME <u>2:00</u>
POSTING DATE	<u>Oct. 10, 12</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Oct. 24</u>	
	2 ND WEEK <u>31</u>	
	3 RD WEEK <u>Nov. 7, 12</u>	

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

OneWest Bank, FSB

Plaintiff

v.

Rhonda S. Robbins

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-880

2012-ED-111

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:

846 Jefferson Street, Bloomsburg, PA 17815

Amount due

\$ 90,653.96

Interest From 08/14/2012

\$ _____

to Date of Sale _____

Ongoing Per Diem of \$15.62

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

Date 8-22-12

MJU#: 12030414 CASE#: 12030414-1

Prothonotary & Clerk of the Courts

My Comm. Exp. 12/31/2016

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

OneWest Bank, FSB

Plaintiff

v.

Rhonda S. Robbins

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-880

2012-ED-111

CERTIFICATE OF ACT 91

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- ☐ Act 91 procedures have been fulfilled
- ☒ Premises is not subject to the provisions of Act 91

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: Paige M. Bellino
Attorney for Plaintiff

PAIGE M. BELLINO, ESQUIRE
PA ID 309091

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

OneWest Bank, FSB

Plaintiff

v.

Rhonda S. Robbins

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-880

2012-ED-111

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

OneWest 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:

846 Jefferson Street, Bloomsburg, PA 17815

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

Rhonda S. Robbins
846 Jefferson Street
Bloomsburg, PA 17815

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

Rhonda S. Robbins
846 Jefferson Street
Bloomsburg, PA 17815

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

Citibank South Dakota, N.A.
C/o Blatt, Hasenmiller, Leibsker & Moore, LLC
1835 Market Street, Suite 501
Philadelphia, PA 19103

Portfolio Recovery Associates, LLC as assignee of HSBC Bank Nevada, N.A.
140 Corporate Boulevard
Norfolk, VA 23502

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

**OneWest Bank, FSB
888 East Walnut Street
Pasadena, CA 91101**

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - 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:

**Columbia County Domestic Relations Section
P.O. Box 380
Bloomsburg, PA 17815**

**Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815**

**Commonwealth of PA, Department of Revenue
Bureau of Compliance
PO Box 281230
Harrisburg, PA 17128-1230**

**Tenants/Occupants
846 Jefferson Street
Bloomsburg, PA 17815**

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:

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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: 08/17/2012

UDREN LAW OFFICES, P.C.

BY: Paige M. Bellino
Attorney for Plaintiff

MJU#: 12030414 CASE#: 12030414-1

PAIGE M. BELLINO, ESQUIRE
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

OneWest Bank, FSB

Plaintiff

v.

RHONDA S. ROBBINS,

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-880

2012-ED-111

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: 11/8/2012

UDREN LAW OFFICES, P.C.

BY 
Attorneys for Plaintiff

Elana B. Flehinger, Esq
PA ID 209197

MJU#: 12030414 CASE#: 12030414-1

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

ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

v.

RHONDA S. ROBBINS;

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-880
2012-ED-111

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): RHONDA S. ROBBINS;

PROPERTY: 846 Jefferson Street, Bloomsburg, PA 17815

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale** on **November 14, 2012 at 9:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. 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.

The Sheriff will file a Schedule of Distribution 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.

MJU#: 12030414 CASE#: 12030414-1

Line	Article Number	Name and Address of Sender	Name of Addressee, Street, and Post Office Address	<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified	<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail	Fee	Postage	<input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without Postal Insurance	Act. Value (If Regis.) Insured Value	Handling Charge Insured Value	Due Sender If COD	R.R. Fee S.D. Fee	S.H. Fee Remarks
1		Audra Gragilla UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003	Citibank South Dakota, N.A. C/o Blatt, Hasenmiller, Leibsker & Moore, LLC 1835 Market Street, Suite 501 Philadelphia, PA 19103										
2			Portfolio Recovery Associates 140 Corporate Boulevard Norfolk, VA 23502										
3			OneWest Bank, FSB 888 East Walnut Street Pasadena, CA 91101										
4			Columbia County Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815										
5			Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815										
6			Commonwealth of PA, Department of Revenue Bureau of Compliance, PO Box 281230 Harrisburg, PA 17128-1230										
7			Tenants/Occupants 846 Jefferson Street Bloomsburg, PA 17815										
8													
9													
10													
11													
12													

11/14/12
 11:00 AM
 0800808
 027-2594-017



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.

Postmaster, Per (Name of Receiving Employee)

Total number of Pieces Listed by Sender: 7
 Total Number of Pieces Received at Post Office: 7

7

PS Form 3877, February 1994
 Rhonda S. Robbins - MJU# 12030414-1 (Columbia County) 11/14/12
 Form Must be Completed by Typewriter, Ink or Ball Point Pen

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



ONE WEST BANK FSB
vs.
RHONDA ROBBINS

Case Number
2012CV880

SHERIFF'S RETURN OF SERVICE

08/31/2012 10:25 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE BRANDON TERRY, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR RHONDA ROBBINS AT 846 JEFFERSON STREET, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

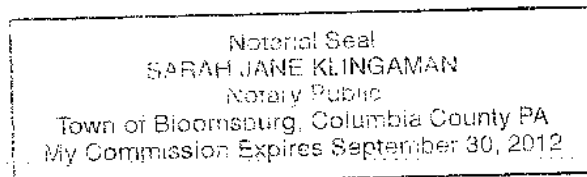

TIMOTHY T. CHAMBERLAIN, SHERIFF


September 04, 2012

NOTARY

Affirmed and subscribed to before me this

4TH day of SEPTEMBER, 2012





Plaintiff Attorney: UDREN LAW OFFICES, PC, 111 WOODCREST ROAD, CHERRY HILL, NJ 08003

Notary Public/State Sheriff, Trichostema, Inc.

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

OneWest Bank, FSB

Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

Rhonda S. Robbins

MORTGAGE FORECLOSURE

Defendant(s)

NO. 2012-CV-880

2012-ED-111

CERTIFICATE OF ACT 91

I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

- ☐ Act 91 procedures have been fulfilled
- ☒ Premises is not subject to the provisions of Act 91

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: 

Attorney for Plaintiff

PAIGE M. BELLINO, ESQUIRE
PA ID 309091

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
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ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

v.

Rhonda S. Robbins

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COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-880

2012-ED-111

Non-Military Affidavit Under the Servicemembers' Civil Relief Act

Robstella Garza

The affiant, _____, is an employee of OneWest Bank, FSB ("OneWest") as servicing agent to Plaintiff and is authorized to make this affidavit on behalf of the Plaintiff. The affiant, being first duly sworn upon oath, deposes and says:

On this date, JUL 25 2012, the affiant conducted a search of the Department of Defense Manpower Data Center for the Defendant(s), **Rhonda S. Robbins**, who/each of whom is over 18 years of age. The certified military status report(s) provided for said Defendant(s) indicate(s) that said Defendant(s) is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) verifying said belief is/are attached hereto as Exhibit A.

Affiant is unable to determine whether any Defendant is serving with the forces of a nation with which the United States is allied in the prosecution of a war or military action.

FURTHER AFFIANT SAYETH NOT.

Robstella Garza

Type Name Here: Robstella Garza

State of Texas
County of Travis

Assistant Secretary

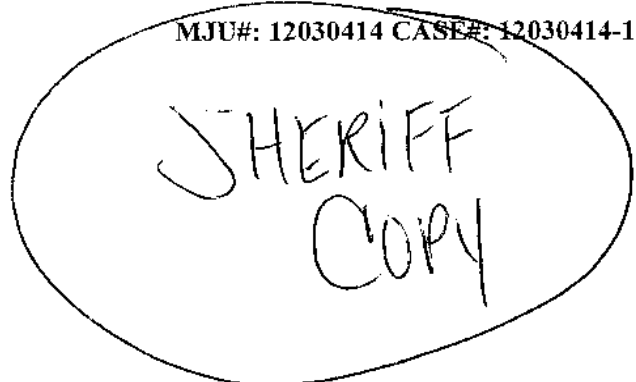
Sworn to and subscribed before me on the _____ day of JUL 25 2012,
by Robstella Garza.

(Personalized Seal)

Tina Richardson
Notary Public's Signature



MJU#: 12030414 CASE#: 12030414-1





Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: ROBBINS First Name: RHONDA S

Active Duty Status As Of: Jul-25-2012

Active Duty Start Date	Active Duty End Date	Status	Service Component
On Active Duty On Active Duty Status Date			
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenseink.mil" URL: <http://www.defenseink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Report ID: ALRMDGA270

**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

OneWest Bank, FSB
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

Rhonda S. Robbins

MORTGAGE FORECLOSURE

Defendant(s)

NO. 2012-CV-880

2012-ED-111

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

OneWest 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:

846 Jefferson Street, Bloomsburg, PA 17815

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

**Rhonda S. Robbins
846 Jefferson Street
Bloomsburg, PA 17815**

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

**Rhonda S. Robbins
846 Jefferson Street
Bloomsburg, PA 17815**

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

**Citibank South Dakota, N.A.
C/o Blatt, Hasenmiller, Leibsker & Moore, LLC
1835 Market Street, Suite 501
Philadelphia, PA 19103**

**Portfolio Recovery Associates, LLC as assignee of HSBC Bank Nevada, N.A.
140 Corporate Boulevard
Norfolk, VA 23502**

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

**OneWest Bank, FSB
888 East Walnut Street
Pasadena, CA 91101**

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - 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:

**Columbia County Domestic Relations Section
P.O. Box 380
Bloomsburg, PA 17815**

**Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815**

**Commonwealth of PA, Department of Revenue
Bureau of Compliance
PO Box 281230
Harrisburg, PA 17128-1230**

**Tenants/Occupants
846 Jefferson Street
Bloomsburg, PA 17815**

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:

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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: 08/17/2012

UDREN LAW OFFICES, P.C.

BY: Paige M. Bellino
Attorney for Plaintiff

MJU#: 12030414 CASE#: 12030414-1

**PAIGE M. BELLINO, ESQUIRE
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

OneWest Bank, FSB
Plaintiff

v.

RHONDA S. ROBBINS
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-880

2012-ED-111

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Rhonda S. Robbins
846 Jefferson Street
Bloomsburg, PA 17815

Your house (real estate) at **846 Jefferson Street, Bloomsburg, PA 17815** is scheduled to be sold at the Sheriff's Sale on _____ at _____ at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$90,653.96**, 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
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

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

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

pleadings@udren.com

OneWest Bank, FSB

Plaintiff

v.

Rhonda S. Robbins

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-880

2012-ED-111

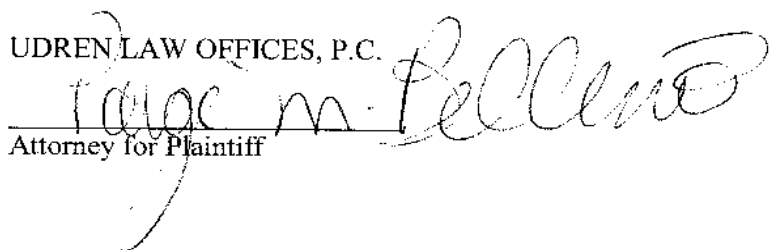
AFFIDAVIT OF LAST KNOWN ADDRESS
UNDER RULE 76

The Defendant(s) last known address is as follows:

RHONDA S. ROBBINS
846 JEFFERSON STREET
BLOOMSBURG, PA 17815

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

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

PAIGE M. BELLINO, ESQUIRE
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

OneWest Bank, FSB
Plaintiff

v.

RHONDA S. ROBBINS

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-880

2012-ED-111

SHORT DESCRIPTION FOR ADVERTISING

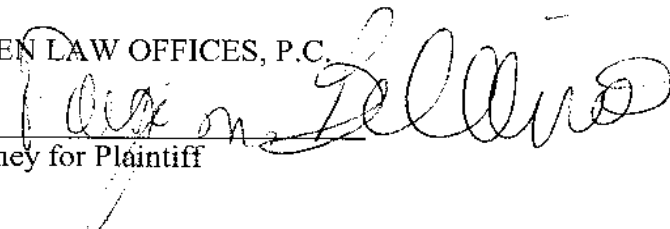
ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWN OF BLOOMSBURG,
COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS 846 Jefferson Street, Bloomsburg, PA 17815

PARCEL NUMBER: 05W-02-121-00.000

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

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
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ATTORNEY FOR PLAINTIFF

OneWest Bank, FSB

Plaintiff

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COURT OF COMMON PLEAS
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RHONDA S. ROBBINS

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MORTGAGE FORECLOSURE

NO. 2012-CV-880

2012-ED-111

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COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS **846 Jefferson Street, Bloomsburg, PA 17815**

PARCEL NUMBER: **05W-02-121-00.000**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

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

OneWest Bank, FSB

Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

RHONDA S. ROBBINS

Defendant(s)

MORTGAGE FORECLOSURE

NO. 2012-CV-880

2012-ED-111

SHORT DESCRIPTION FOR ADVERTISING

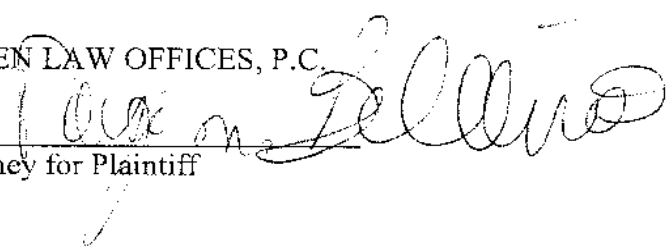
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BEING KNOWN AS 846 Jefferson Street, Bloomsburg, PA 17815

PARCEL NUMBER: 05W-02-121-00.000

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

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

OneWest Bank, FSB

Plaintiff

v.

RHONDA S. ROBBINS

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-880

2012 - FD - 111

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COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS 846 Jefferson Street, Bloomsburg, PA 17815

PARCEL NUMBER: 05W-02-121-00.000

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

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

OneWest Bank, FSB

Plaintiff

v.

RHONDA S. ROBBINS

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-880

2012-ED-111

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COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS 846 Jefferson Street, Bloomsburg, PA 17815

PARCEL NUMBER: 05W-02-121-00.000

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

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

OneWest Bank, FSB

Plaintiff

v.

RHONDA S. ROBBINS

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-880

2012-ED-111

SHORT DESCRIPTION FOR ADVERTISING


ALL THAT CERTAIN LOT OF LAND SITUATE IN **TOWN OF BLOOMSBURG,**
COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS **846 Jefferson Street, Bloomsburg, PA 17815**

PARCEL NUMBER: **05W-02-121-00.000**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

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

OneWest Bank, FSB

Plaintiff

v.

RHONDA S. ROBBINS

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-880

2012-ED-111

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COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS 846 Jefferson Street, Bloomsburg, PA 17815

PARCEL NUMBER: 05W-02-121-00.000

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

PAIGE M. BELLINO, ESQ.
PA ID 309091

Exhibit A

ALL THAT CERTAIN lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, known and designated as 846 Jefferson Street, Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows:

BOUNDED on the north by an alley called Columbia Avenue, extended; ON THE SOUTH by now or formerly by the Estate of Mary R. Pugh, now or formerly Clyde E. and Sarah Brobst; ON THE EAST by an alley AND ON THE WEST by lot now or formerly of William McBride now or formerly of George E. and Sarah A. Gorton.

BEING 50 feet in width by lot now or formerly of Mary R. Pugh, now or formerly Clyde H. and Sarah Brobst, and 56 feet in depth by said alley, upon which is erected a dwelling house, and additional improvements.

BEING KNOWN AS: **846 Jefferson Street, Bloomsburg, PA 17815**

PROPERTY ID NO.: **05W-02-121-00.000**

TITLE TO SAID PREMISES IS VESTED IN **Rhonda S. Robbins** BY DEED FROM **Craig R. Reichart**, single DATED **06/12/2007** RECORDED **06/15/2007** IN DEED BOOK Instrument **#200706033**.

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

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

Re: **OneWest Bank, FSB**
vs.
Rhonda S. Robbins

Columbia County C.C.P. No. 2012-CV-880

Dear Sir or Madam:


Please serve the Defendant(s) with a Notice of Sheriff Sale as follows:

RHONDA S. ROBBINS
846 JEFFERSON STREET
BLOOMSBURG, PA 17815

SPECIAL INSTRUCTIONS:

Please then, **POST** the property with the Handbill at **846 Jefferson Street, Bloomsburg, PA 17815**.

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

PAIGE M. BELLINO, ESQUIRE
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

OneWest Bank, FSB

Plaintiff

v.

RHONDA S. ROBBINS;

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-880

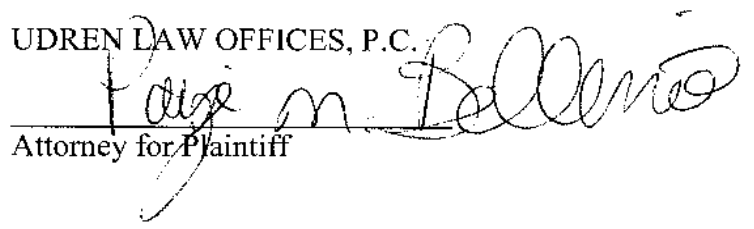
202-EP-111

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states 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 on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Date: 08/17/2012

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

PAIGE M. BELLINO, ESQUIRE
PA ID 309091

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

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

Re: **OneWest Bank, FSB**
vs.
Rhonda S. Robbins

Columbia County C.C.P. No. 2012-CV-880

Dear Sir or Madam:

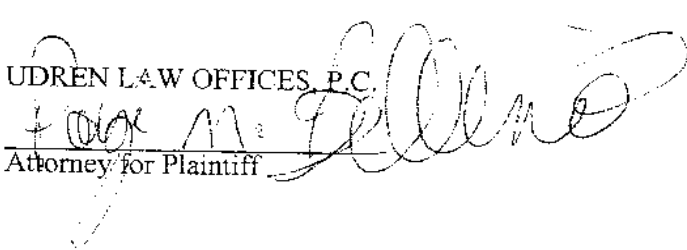
Please serve the Defendant(s) with a Notice of Sheriff Sale as follows:

RHONDA S. ROBBINS
846 JEFFERSON STREET
BLOOMSBURG, PA 17815

SPECIAL INSTRUCTIONS:

Please then, **POST** the property with the Handbill at **846 Jefferson Street, Bloomsburg, PA 17815.**

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

PAIGE M. BELLINO, ESQUIRE
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

OneWest Bank, FSB

Plaintiff

v.

RHONDA S. ROBBINS;

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-880

2012-ED-111


WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states 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 on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Date:

08/17/2012

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

PAIGE M. BELLINO, ESQ.
PA ID 309091

34100

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



3-7568/2360

NUMBER
34100

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

DATE
August 13, 2012

AMOUNT
*****1,500.00

PAY
TO THE
ORDER
OF

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

VOID AFTER 90 DAYS

Handwritten signature

⑈034100⑈ ⑆236075689⑆ 9500077186⑈



39644

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



3-7568/2360

NUMBER
39644

One Thousand Four Hundred Ninety-Six and 95/100*****

DATE

November 15, 2012

AMOUNT

*****1,496.95

**PAY
TO THE
ORDER
OF**

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

VOID AFTER 90 DAYS

[Signature]



111-2413

⑆039644⑆ ⑆236075689⑆ 9500077186⑆