

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

National Penn Bank vs Deborah & John Savin

NO. 117-12 ED NO. 1005-12 JD

DATE/TIME OF SALE: Nov. 14 0900

BID PRICE (INCLUDES COST) \$ 3443.36

POUNDAGE - 2% OF BID \$ 48.87

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

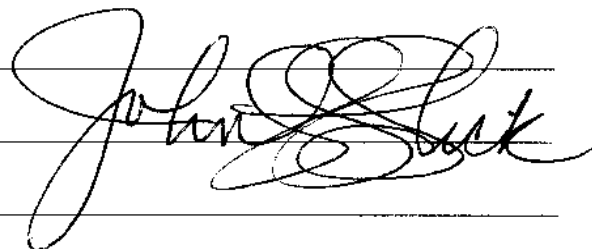
TOTAL AMOUNT NEEDED TO PURCHASE \$ 2492.23

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE: \$ 2492.23

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 992.23

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
NATIONAL PENN BANK

vs.

Defendant
DEBORAH SEVISON
JOHN SEVISON

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. : 2012CV1005

Advance Sheriff Costs: \$1,500.00

Location of the real estate: 957 STATE ROUTE 93, BERWICK, PA 18603

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	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,594.86
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	\$180.00
Service Mileage	\$20.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

Total Sheriff Costs \$2,388.36

Distribution Costs

Recording Fees	\$55.00
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Total Distribution Costs \$55.00

Grand Total: \$2,443.36

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)

(c) CountySuite Sheriff, Telecourt, Inc.

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: National Penn Bank
vs.
Deborah D. Sevison A/K/A Deborah D. Sees
John E. Sevison
Property: 957 State Route 93,
Berwick, PA 18603
Columbia County C.C.P. No.: 2012-CV-1005
Sheriff's Sale Date: 11/14/2012

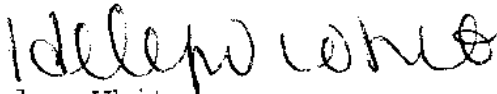
Dear Sir or Madam:

As attorney on the Writ, we are assigning the bid and requesting the DEED be recorded in the name of **Federal Home Loan Mortgage Corporation, 8000 Jones Branch Drive MSTP 202 McLean, VA 22102.**

Enclosed please find our check in the amount of \$992.23 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.

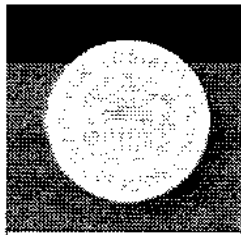
Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,



Helyn White
Legal Assistant

Enclosure



National Information Center

A repository of financial data and institution characteristics
collected by the Federal Reserve System

[FFIEC home](#) | [Federal Reserve
Board home](#)

[Accessibility](#) | [Disclaimer](#) |
[Privacy Policy](#)

NIC Home	Institution Search	USBA Search	Top 50 BHCs
BHCPR Peer Reports	FAQ		
Institution History			

You asked for:

FIRST FEDERAL BANK

This institution has become a branch and been renamed (see Institution History). The current information is:

HAZLETON COMMUNITY OFFICE

12 E. BROAD ST.

HAZLETON, PA, UNITED STATES 18201

Institution Type: Domestic Branch of a Domestic Bank

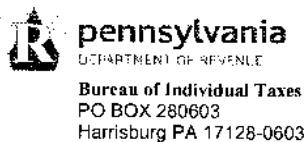
RSSD ID: 381370

Head Office: NATIONAL PENN BANK

Financial Data

Financial statements for this institution type are not available.

[NIC Home](#) | [FAQ](#) | [Help](#) | [Contact Us](#)



EALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

ate 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 Home Loan Mortgage Corporation	
Street Address		Street Address	
35 West Main Street		8000 Jones Branch Drive MSTP 202	
City	State	ZIP Code	City
Bloomsburg	PA	17815	McLean
			State
			VA
			ZIP Code
			22102

C. REAL ESTATE LOCATION

Street Address		City, Township, Borough	
957 State Route 93		North Centre Township	
County	School District	Tax Parcel Number	
Columbia	Central Columbia	11-05-017-02,000	

D. VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$2443.36	+0	-\$2443.36
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$17,294.00	X 3.60	\$62,258.40

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

[Signature]

11/15/12

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

SHERIFF'S SALE COST SHEET

National Penn Bank vs. Deborah & John Severson
 NO. 117-12 ED NO. 1005-12 JD DATE/TIME OF SALE _____

-DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
- LEVY (PER PARCEL	\$15.00	
- MAILING COSTS	\$ <u>30.00</u>	
- ADVERTISING SALE BILLS & COPIES	\$17.50	
- ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>20.00</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>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>423.50</u>

- WEB POSTING	\$150.00	
- PRESS ENTERPRISE INC.	\$ <u>1594.86</u>	
- SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1819.86</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	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2443.36

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. 2012CV1005

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 PARCEL OR TRACT OF LAND SITUATE IN NORTH CENTRE TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A STONE; CORNER OF LANDS NOW FORMERLY OF RALPH W. GERMAN AND BETTY M. GERMAN, HIS WIFE, AND LANDS FORMERLY OF MRS. DELAY, AND RUNNING THENCE BY LANDS FORMERLY OF MRS. DELAY, SOUTH 31 DEGREES WEST, 512 FEET TO A POINT IN THE CENTER LINE OF STATE HIGHWAY ROUTE NO. 93 LEADING FROM ORANGEVILLE TO BERWICK; THENCE BY THE CENTER LINE OF SAID HIGHWAY, NORTH 35 DEGREES 13 MINUTES WEST, 209.6 FEET TO A STAKE;

THENCE BY LINE OF LANDS NOW OR FORMERLY OF RALPH W. GERMAN AND BETTY M. GERMAN, HIS WIFE, NORTH 55 DEGREES 47 MINUTES EAST, 465 FEET TO THE STONE, THE PLACE OF BEGINNING. CONTAINING 1.2 ACRES AS SURVEYED BY JAMES H. PATTON, R.E., ON AUGUST 5, 1969, UPON WHICH IS ERECTED A FRAME STRUCTURED HOUSE, BEING KNOWN AS: 957 State Route 93, Berwick, PA 18603 PROPERTY ID NO.: 11-05-017-02 TITLE TO SAID PREMISES IS VESTED IN Deborah D. Sevison and John E. Sevison, her husband BY DEED FROM Deborah D. Sees, now by marriage, Deborah D. Sevison and John E. Sevison, her husband DATED 02/06/2003 RECORDED 02/12/2003 IN DEED BOOK Instrument #200301683.

PROPERTY ADDRESS: 957 STATE ROUTE 93, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 11-05-017-02

Seized and taken into execution to be sold as the property of DEBORAH SEVISON, JOHN SEVISON in suit of NATIONAL PENN BANK.

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 faults 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

law deposes and says that Press Enterprise is principal office and place of business at 3185 Columbia and State of Pennsylvania, and was has been published daily, continuously in said the attached notice October 24, 31 and hat the affiant is one of the officers or publisher said newspaper in which legal advertisement Enterprise is interested in the subject matter of allegations in the foregoing statement as to time,

8th day of November 2012

(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

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

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

pleadings@udren.com

National Penn Bank

Plaintiff

v.

DEBORAH D. SEVISON A/K/A DEBORAH
D. SEES, JOHN E. SEVISON,

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-1005

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: 11-2-12

UDREN LAW OFFICES, P.C.

BY: [Signature]
Attorneys for Plaintiff

KASSIA FIALKOFF, ESQUIRE
PA ID 310530

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

ATTORNEY FOR PLAINTIFF

National Penn Bank

Plaintiff

v.

DEBORAH D. SEVISON
A/K/A DEBORAH D. SEES;
JOHN E. SEVISON;

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-1005

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): DEBORAH D. SEVISON A/K/A DEBORAH D. SEES; JOHN E. SEVISON;

PROPERTY: 957 State Route 93, Berwick, PA 18603

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia** County Sheriff's Sale on **11/14/2012 at 09:00 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#: 12020751 CASE#: 12020751-1

Name and Address of Sender	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	Remarks	
Danielle Devlin UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003	1	National Penn Bank 90 Highland Avenue Bethlehem, PA 18017 The Housing Authority of the County of Columbia 700 Saw Mill Road Bloombsburg, PA 17815 First Federal Bank, A Federally Chartered Stock Savings Bank 12 East Broad Street Hazleton, PA 18201-6591 Columbia County Domestic Relations Section P.O. Box 380 Bloombsburg, PA 17815 Columbia County Tax Claim Bureau P.O. Box 380 Bloombsburg, PA 17815 Commonwealth of PA Department of Revenue Bureau of Compliance PO Box 281230 Harrisburg, PA 17128-1230 Tenants/Occupants 957 State Route 93 Berwick, PA 18603											
<p>The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the transportation 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 R906, 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.</p>													

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONAL PENN BANK
vs.
DEBORAH SEVISON (et al.)

Case Number
2012CV1005

SHERIFF'S RETURN OF SERVICE

09/18/2012 07:12 PM - 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 DOUG SEVISON, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JOHN SEVISON AT 440 HEMLOCK STREET, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,

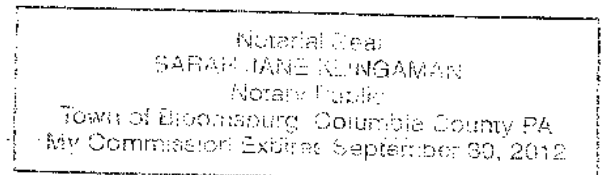

TIMOTHY T. CHAMBERLAIN, SHERIFF

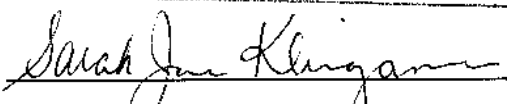
September 19, 2012

NOTARY

Affirmed and subscribed to before me this

19TH day of SEPTEMBER, 2012





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

by Timothy T. Chamberlain, Sheriff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONAL PENN BANK
vs.
DEBORAH SEVISON (et al.)

Case Number
2012CV1005

SHERIFF'S RETURN OF SERVICE

09/17/2012 05:37 PM - 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 THE DEFENDANT, TO WIT: DEBORAH SEVISON AT 329 A EAST STREET, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

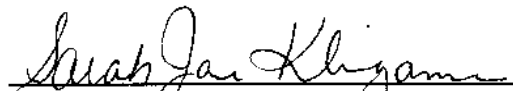
September 18, 2012

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

NOTARY

Affirmed and subscribed to before me this

18TH day of SEPTEMBER, 2012



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



NATIONAL PENN BANK
vs.
DEBORAH SEVISON (et al.)

Case Number
2012CV1005

SHERIFF'S RETURN OF SERVICE

10/10/2012 01:30 PM - DEPUTY PAUL D'ANGELO, 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 957 STATE ROUTE 93, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

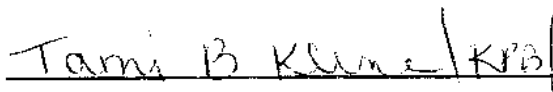
October 11, 2012

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

NOTARY

Affirmed and subscribed to before me this

11TH day of OCTOBER, 2012


Tami B. Kline / KRB

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

by County/Suite Sheriff's Department

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONAL PENN BANK
vs.
DEBORAH SEVISON (et al.)

Case Number
2012CV1005

SHERIFF'S RETURN OF SERVICE

10/10/2012 01:30 PM - DEPUTY PAUL D'ANGELO, 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 957 STATE ROUTE 93, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF


October 11, 2012

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

NOTARY

Affirmed and subscribed to before me this

11TH day of OCTOBER, 2012

 KPB

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

NATIONAL PENN BANK
vs.
DEBORAH SEVISON (et al.)

Case Number
2012CV1005

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 10/04/2012

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 957 STATE ROUTE 93
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: POSTED

Relation:

Date: 10/10/12 Time: 1330

Deputy: DANIELLO Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

(POSTING)

2012CV1005

957 STATE ROUTE 93, BERWICK, PA 18603

EXP: 10/04/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONAL PENN BANK
vs.
DEBORAH SEVISON (et al.)

Case Number
2012CV1005

SHERIFF'S RETURN OF SERVICE

09/17/2012 05:37 PM - 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 THE DEFENDANT, TO WIT: DEBORAH SEVISON AT 329 A EAST STREET, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

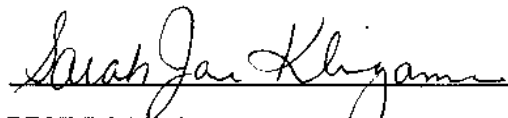
September 18, 2012

NOTARY

Affirmed and subscribed to before me this

18TH 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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

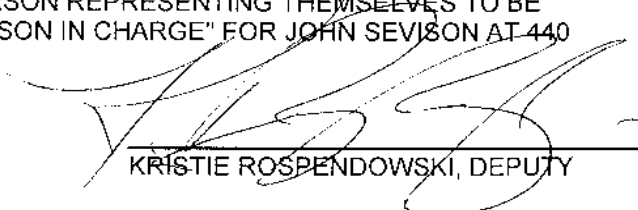


NATIONAL PENN BANK
vs.
DEBORAH SEVISON (et al.)

Case Number
2012CV1005

SHERIFF'S RETURN OF SERVICE

09/18/2012 07:12 PM - 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 DOUG SEVISON, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR JOHN SEVISON AT 440 HEMLOCK STREET, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

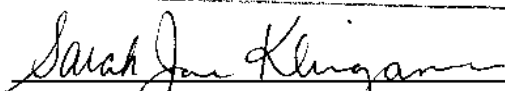
September 19, 2012

NOTARY

Affirmed and subscribed to before me this

19TH 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: 12938

SEVISON DEBORAH D & JOHN E
957 STATE RT 93
BERWICK PA 18603

District: CENTRE NORTH TWP
Deed: 20030 -1683
Location: 957 STATE ROUTE 93
Parcel Id:11 -05 -017-02,000

Assessment: 17,294
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
(H2W)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONAL PENN BANK
vs.
DEBORAH SEVISON (et al.)

Case Number
2012CV1005

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/04/2012

Warrant:

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

Serve To:

Name: JOHN SEVISON

Primary Address: 440 HEMLOCK STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 957 STATE ROUTE 93
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. No one home L/C

2.

3.

4.

5.

6.

SEVISON, JOHN

2012CV1005

440 HEMLOCK STREET, BLOOMSBURG, PA 17815

EXP: 10/04/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONAL PENN BANK
vs.
DEBORAH SEVISON (et al.)

Case Number
2012CV1005

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:** 10/04/2012 **Warrant:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: DEBORAH SEVISON
Primary Address: 329 A EAST STREET
BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address: 440 HEMLOCK STREET
BLOOMSBURG, PA 17815
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: in Deborah SEVISON
Relation: DEF
Date: 9/17/12 **Time:** 1737
Deputy: 1125 **Mileage:**

Attorney / Originator:

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

Service Attempts:

Date: 9/13/12					
Time: 945					
Mileage:					
Deputy: 5					

Service Attempt Notes:

1. 1/6 over home +/c
- 2.
- 3.
- 4.
- 5.
- 6.

SEVISON, DEBORAH

2012CV1005

329 A EAST STREET, BLOOMSBURG, PA 17815

EXP: 10/04/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONAL PENN BANK
vs.
DEBORAH SEVISON (et al.)

Case Number
2012CV1005

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/04/2012

Warrant:

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

Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

CENTRAL COLUMBIA SD

2012CV1005

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 10/04/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONAL PENN BANK
vs.
DEBORAH SEVISON (et al.)

Case Number
2012CV1005

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 10/04/2012

Warrant:

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

Serve To:

Name: HOUSING AUTHORITY OF COLUMBIA COL

Primary Address: 700 SAWMILL ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

HOUSING AUTHORITY OF C

2012CV1005

700 SAWMILL ROAD, BLOOMSBURG, PA 17815

EXP: 10/04/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

NATIONAL PENN BANK
vs.
DEBORAH SEVISON (et al.)

Case Number
2012CV1005

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	10/04/2012
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:	SHERRY EVANS
Relation:	CLERK
Date:	9/12/12
Time:	8:18
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

2012CV1005

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 10/04/2012



Case Number
2012CV1005

SERVICE COVER SHEET

Service Details:

Zone:

Warrant:

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

Serve To:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Phone:**Service Attempts:**

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6

DOMESTIC RELATIONS OF

2012CV1005

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 10/04/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



NATIONAL PENN BANK
vs.
DEBORAH SEVISON (et al.)

Case Number
2012CV1005

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	10/04/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	957 STATE ROUTE 93 BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	VACANT / POSTED		
Relation:			
Date:	09.06.12	Time:	1545
Deputy:	1545 DANIELLO	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OCCUPANT

2012CV1005

957 STATE ROUTE 93, BERWICK, PA 18603

EXP: 10/04/2012

REAL ESTATE OUTLINE

ED # 117-12

DATE RECEIVED 9-4-12
DOCKET AND INDEX 9-5-12

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>35208</u>

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

SALE DATE	<u>Nov. 14, 12</u>	TIME <u>0900</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>	

Document Receipt

Trans # 35343 Carrier / service: POST 2PM 9/5/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000016342

Doc Ref #: 117ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans # 35342 Carrier / service: POST 2PM 9/5/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE Tracking #: 9171924291001000016335

DEPARTMENT 281230 Doc Ref #: 117ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 35341 Carrier / service: POST 2PM 9/5/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000016328

Doc Ref #: 117ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 35339 Carrier / service: POST 2PM 9/5/2012

Ship to: 35339

COMMONWEALTH OF PA

DEPT OF REV. BUREAU OF
COMPLIANCE

PO BOX 281230

Tracking #: 9171924291001000016304

Doc Ref #: 117ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 35340 Carrier / service: POST 2PM 9/5/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000016311

Doc Ref #: 117ED2012

KING OR PA 19406
PRUSSIA

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV1005

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 PARCEL OR TRACT OF LAND SITUATE IN NORTH CENTRE TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A STONE, CORNER OF LANDS NOW FORMERLY OF RALPH W. GERMAN AND BETTY M. GERMAN, HIS WIFE, AND LANDS FORMERLY OF MRS. DELAY, AND RUNNING THENCE BY LANDS FORMERLY OF MRS. DELAY, SOUTH 31 DEGREES WEST, 512 FEET TO A POINT IN THE CENTER LINE OF STATE HIGHWAY ROUTE NO. 93 LEADING FROM ORANGEVILLE TO BERWICK;
THENCE BY THE CENTER LINE OF SAID HIGHWAY, NORTH 35 DEGREES 13 MINUTES WEST, 209.6 FEET TO A STAKE;
THENCE BY LINE OF LANDS NOW OR FORMERLY OF RALPH W. GERMAN AND BETTY M. GERMAN, HIS WIFE, NORTH 55 DEGREES 47 MINUTES EAST, 465 FEET TO THE STONE, THE PLACE OF BEGINNING.
CONTAINING 1.2 ACRES AS SURVEYED BY JAMES H. PATTON, R.E., ON AUGUST 5, 1969, UPON WHICH IS ERECTED A FRAME STRUCTURED HOUSE.
BEING KNOWN AS: 957 State Route 93, Berwick, PA 18603
PROPERTY ID NO.: 11-05-017-02
TITLE TO SAID PREMISES IS VESTED IN Deborah D. Sevison and John E. Sevison, her husband BY DEED FROM Deborah D. Sees, now by marriage, Deborah D. Sevison and John E. Sevison, her husband DATED 02/06/2003 RECORDED 02/12/2003 IN DEED BOOK Instrument #200301683.

PROPERTY ADDRESS: 957 STATE ROUTE 93, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 11-05-017-02

Seized and taken into execution to be sold as the property of DEBORAH SEVISON, JOHN SEVISON in suit of NATIONAL PENN BANK.

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

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

National Penn Bank

Plaintiff

v.

Deborah D. Sevison a/k/a Deborah D. Sees
John E. Sevison

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-1005

2012 - ED - 117

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:

957 State Route 93, Berwick, PA 18603

Amount due

\$ 37,686.21

Interest From 08/30/2012

\$ _____

to Date of Sale _____

Ongoing Per Diem of \$5.50

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

(Costs to be added)

\$ _____

Prothonotary

By Tam B Kline / KPB
Clerk

NOTARY PUBLIC
STATE OF NEW JERSEY
COM. EX. 12020751-1

Date 9-4-12

Notary Public in the State of New Jersey

My Comm. Expires 12/31/2016

MJU#: 12020751 CASE#: 12020751-1

**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

National Penn Bank

Plaintiff

v.

**Deborah D. Sevison a/k/a Deborah D. Sees
John E. Sevison**

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-1005

2012-ED-117

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

National Penn Bank, 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:

957 State Route 93, Berwick, PA 18603

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

**Deborah D. Sevison a/k/a Deborah D. Sees
329 A East Street
Bloomsburg, PA 17815**

**John E. Sevison
440 Hemlock Street
Bloomsburg, PA 17815**

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

**Deborah D. Sevison a/k/a Deborah D. Sees
329 A East Street
Bloomsburg, PA 17815**

**John E. Sevison
440 Hemlock 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:

Jr Lien Holders - None

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

**National Penn Bank
90 Highland Avenue
Bethlehem, PA 18017**

The Housing Authority of the County of Columbia

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
957 State Route 93
Berwick, PA 18603**

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:

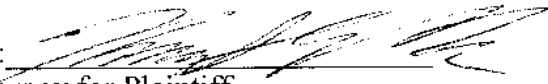
Federal Tax Lien Holders - None

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: 08/31/2012

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

Katherine E. Knowlton, Esq
PA ID 311713

MJU#: 12020751 CASE#: 12020751-1

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

National Penn Bank

Plaintiff

v.

Deborah D. Sevison a/k/a Deborah D. Sees
John E. Sevison

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-1005


2012-ED-117

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

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **DEBORAH D. SEVISON A/K/A DEBORAH D. SEES, JOHN E. SEVISON**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) to enable a search.

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


Attorney for Plaintiff

Katherine E. Knowlton, Esq
PA ID 311713

MJU#: 12020751 CASE#: 12020751-1

SHERIFF'S
COPY



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: SEVINSONFirst Name: DEBORAH

Middle Name:

Active Duty Status As Of: Aug-29-2012

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
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. Shavelly-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.

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More information on "Active Duty Status"

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Certificate ID: FDHCOJ8CEK



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: SEVISON

First Name: DEBORAH

Middle Name:

Active Duty Status As Of: Aug-29-2012

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
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. Shavelly-Dixon

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

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Certificate ID: V7K41DI009



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: SEES

First Name: DEBORAH

Middle Name:

Active Duty Status As Of: Aug-29-2012

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
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

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Department of Defense - Manpower Data Center
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Certificate ID: CEKKF756F5



Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: SEVINSON

First Name: JOHN

Middle Name:

Active Duty Status As Of: Aug-29-2012

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
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
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Certificate ID: B7ROFAUFLO



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: SEVISON

First Name: JOHN

Middle Name:

Active Duty Status As Of: Aug-29-2012

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
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Certificate ID: 2NLHCKB034

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

National Penn Bank

Plaintiff

v.

Deborah D. Sevison a/k/a Deborah D. Sees
John E. Sevison

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-1005 2012-ED-117

CERTIFICATE OF ACT 91

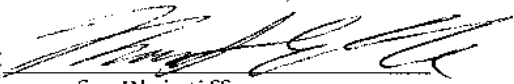
I hereby state that as the attorney for the Plaintiff in the above-captioned matter:

☒ 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

Katherine E. Knowlton, Esq
PA ID 311713

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Deborah D. Sevison a/k/a Deborah D. Sees
John E. Sevison

Defendant(s)

MORTGAGE FORECLOSURE

NO. 2012-CV-1005 2012-ED-117

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

National Penn Bank, 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:

957 State Route 93, Berwick, PA 18603

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

Deborah D. Sevison a/k/a Deborah D. Sees
329 A East Street
Bloomsburg, PA 17815

John E. Sevison
440 Hemlock Street
Bloomsburg, PA 17815

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

Deborah D. Sevison a/k/a Deborah D. Sees
329 A East Street
Bloomsburg, PA 17815

John E. Sevison
440 Hemlock 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:

Jr Lien Holders - None

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

**National Penn Bank
90 Highland Avenue
Bethlehem, PA 18017**

The Housing Authority of the County of Columbia

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
957 State Route 93
Berwick, PA 18603**

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:

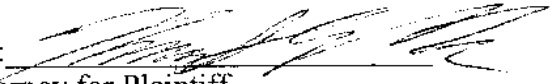
Federal Tax Lien Holders - None

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: 8/3/2012

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

Katherine E. Knowlton, Esq
PA ID 311713

MJU#: 12020751 CASE#: 12020751-1

UDREN LAW OFFICES, P.C.
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ATTORNEY FOR PLAINTIFF

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Plaintiff

v.

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Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-1005 2012-ED-117

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The Housing Authority of the County of Columbia

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Harrisburg, PA 17128-1230**

**Tenants/Occupants
957 State Route 93
Berwick, PA 18603**

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:

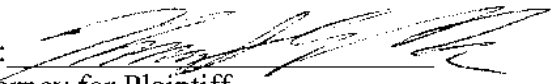
Federal Tax Lien Holders - None

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: 8/31/2015

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

Katherine E. Knowlton, Esq
PA ID 311713

MJU#: 12020751 CASE#: 12020751-1

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

National Penn Bank

Plaintiff

v.

DEBORAH D. SEVISON A/K/A
DEBORAH D. SEES, JOHN E. SEVISON
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-1005 2012-ED-117

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: John E. Sevison
440 Hemlock Street
Bloomsburg, PA 17815

Your house (real estate) at **957 State Route 93, Berwick, PA 18603** 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 **\$37,686.21**, 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

ATTORNEY FOR PLAINTIFF

National Penn Bank
Plaintiff

v.

DEBORAH D. SEVISON A/K/A
DEBORAH D. SEES, JOHN E. SEVISON
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-1005 2012-ED-117

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Deborah D. Sevison a/k/a Deborah D. Sees
329 A East Street
Bloomsburg, PA 17815

Your house (real estate) at **957 State Route 93, Berwick, PA 18603** 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 **\$37,686.21**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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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

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168 East 5th Street
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(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

National Penn Bank

Plaintiff

v.

**Deborah D. Sevison a/k/a Deborah D. Sees
John E. Sevison**

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-1005 2012-ED-117

AFFIDAVIT OF LAST KNOWN ADDRESS
UNDER RULE 76

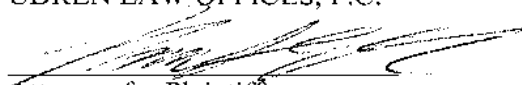
The Defendant(s) last known address is as follows:

**DEBORAH D. SEVISON A/K/A DEBORAH D. SEES
329 A EAST STREET
BLOOMSBURG, PA 17815**

**JOHN E. SEVISON
440 HEMLOCK 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

**Katherine E. Knowlton, Esq
PA ID 311713**

**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

National Penn Bank
Plaintiff

v.

**DEBORAH D. SEVISON A/K/A
DEBORAH D. SEES
JOHN E. SEVISON**

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-1005 2012-ED-117

SHORT DESCRIPTION FOR ADVERTISING

**ALL THAT CERTAIN LOT OF LAND SITUATE IN NORTH CENTRE TOWNSHIP,
COLUMBIA COUNTY, PENNSYLVANIA:**

BEING KNOWN AS 957 State Route 93, Berwick, PA 18603

PARCEL NUMBER: 11-05-017-02

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

**Katherine E. Knowlton, Esq
PA ID 311713**

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

National Penn Bank

Plaintiff

v.

DEBORAH D. SEVISON A/K/A
DEBORAH D. SEES
JOHN E. SEVISON

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2012-CV-1005 2012-ED-117

SHORT DESCRIPTION FOR ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN NORTH CENTRE TOWNSHIP,
COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS 957 State Route 93, Berwick, PA 18603

PARCEL NUMBER: 11-05-017-02

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

Katherine E. Knowlton, Esq
PA ID 311713

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

National Penn Bank
Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

DEBORAH D. SEVISON A/K/A
DEBORAH D. SEES
JOHN E. SEVISON

MORTGAGE FORECLOSURE

NO. 2012-CV-1005 2012-ED-117

Defendant(s)

SHORT DESCRIPTION FOR ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN NORTH CENTRE TOWNSHIP,
COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS 957 State Route 93, Berwick, PA 18603

PARCEL NUMBER: 11-05-017-02

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

Katherine E. Knowlton, Esq
PA ID 311713

ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATE IN NORTH CENTRE TOWNSHIP, COLUMBIA COUNTY, PANNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE; CORNER OF LANDS NOW FORMERLY OF RALPH W. GERMAN AND BETTY M. GERMAN, HIS WIFE, AND LANDS FORMERLY OF MRS. DELAY, AND RUNNING THENCE BY LANDS FORMERLY OF MRS. DELAY, SOUTH 31 DEGREES WEST, 512 FEET TO A POINT IN THE CENTER LINE OF STATE HIGHWAY ROUTE NO. 93 LEADING FROM ORANGEVILLE TO BERWICK;

THENCE BY THE CENTER LINE OF SAID HIGHWAY, NORTH 35 DEGREES 13 MINUTES WEST, 209.6 FEET TO A STAKE;

THENCE BY LINE OF LANDS NOW OR FORMERLY OF RALPH W. GERMAN AND BETTY M. GERMAN, HIS WIFE, NORTH 55 DEGREES 47 MINUTESEAST, 465 FEET TO THE STONE, THE PLACE OF BEGINNING.

CONTAINING 1.2 ACRES AS SURVEYED BY JAMES H. PATTON, R.E., ON AUGUST 5, 1969, UPON WHICH IS ERECTED A FRAME STRUCTURED HOUSE.

BEING KNOWN AS: **957 State Route 93, Berwick, PA 18603**

PROPERTY ID NO.: **11-05-017-02**

TITLE TO SAID PREMISES IS VESTED IN **Deborah D. Sevison and John E. Sevison, her husband** BY DEED FROM **Deborah D. Sees, now by marriage, Deborah D. Sevison and John E. Sevison, her husband** DATED **02/06/2003** RECORDED **02/12/2003** IN DEED BOOK **Instrument #200301683**.

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**

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

**Re: National Penn Bank
vs.
Deborah D. Sevison a/k/a Deborah D. Sees
John E. Sevison**

Columbia County C.C.P. No. 2012-CV-1005 2012-ED-117

Dear Sir or Madam:

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

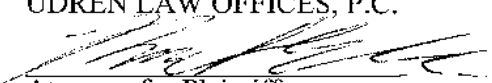
**DEBORAH D. SEVISON A/K/A DEBORAH D. SEES
329 A EAST STREET
BLOOMSBURG, PA 17815**

**JOHN E. SEVISON
440 HEMLOCK STREET
BLOOMSBURG, PA 17815**

SPECIAL INSTRUCTIONS:

Please then, **POST** the property with the Handbill at **957 State Route 93, Berwick, PA 18603.**

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

**Katherine E. Knowlton, Esq
PA ID 311713**

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

National Penn Bank

Plaintiff

v.

DEBORAH D. SEVISON A/K/A
DEBORAH D. SEES; JOHN E. SEVISON;
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

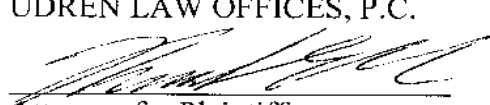
NO. 2012-CV-1005 2012-ED-117

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: 8/31/2012

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

Katherine E. Knowlton, Esq
PA ID 311713

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: **National Penn Bank**
vs.
Deborah D. Sevison a/k/a Deborah D. Sees
John E. Sevison

Columbia County C.C.P. No. 2012-CV-1005 2012-ED-117

Dear Sir or Madam:

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

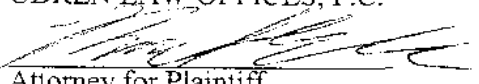
DEBORAH D. SEVISON A/K/A DEBORAH D. SEES
329 A EAST STREET
BLOOMSBURG, PA 17815

JOHN E. SEVISON
440 HEMLOCK STREET
BLOOMSBURG, PA 17815

SPECIAL INSTRUCTIONS:

Please then, **POST** the property with the Handbill at **957 State Route 93, Berwick, PA 18603.**

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

Katherine E. Knowlton, Esq
PA ID 311713

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

National Penn Bank

Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

DEBORAH D. SEVISON A/K/A
DEBORAH D. SEES; JOHN E. SEVISON;
Defendant(s)

MORTGAGE FORECLOSURE

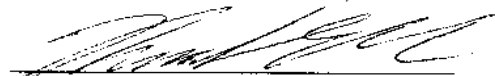
NO. 2012-CV-1005 2012-ED-117

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Date: 8/31/2012

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

Katherine E. Knowlton, Esq
PA ID 311713

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



3-7568/2360

35208

NUMBER
35208

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

DATE

August 29, 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

THIS DOCUMENT CONTAINS NEARLY SENSITIVE INFORMATION. IF THIS DOCUMENT IS DESTROYED, IT MUST BE REPRODUCED WITH CARE.

⑈035208⑈ ⑆236075689⑆ 9500077186⑈

SECURE
COPY
MP

39614

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



3-7568/2360

NUMBER
39614

Nine Hundred Ninety-Two and 23/100*****

DATE

November 15, 2012

AMOUNT

*****992.23

P,
TO THE
ORDER
OF

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

VOID AFTER 90 DAYS

[Signature]



11-7-12

⑈039614⑈ ⑆236075689⑆

9500077186⑈