

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

LPP Mortgage VS Shynigsky & St. Lawrence

NO. 156-12 ED NO. 241-11 JD

DATE/TIME OF SALE: Apr 3, 13 0900

BID PRICE (INCLUDES COST) \$ 2579.59

POUNDAGE - 2% OF BID \$ 51.59

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2631.18

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2631.18

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1281.18

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
LPP MORTGAGE LTD

vs.

Defendant
SHERRI SHYMANSKY
RAYMOND J ST. LAWRENCE

Attorney for the Plaintiff:
MILSTEAD & ASSOCIATES LLC
220 LAKE DRIVE EAST
SUITE 301
CHERRY HILL, NJ 08002

Sheriff's Sale Date: Wednesday, April 3, 2013

Writ of Execution No. : 2011CV241

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1103 2ND AVENUE, 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	\$54.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,293.54
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	\$240.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$8.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$170.00
Total Sheriff Costs	\$2,217.04

Municipal Costs

Sewer	\$307.55
Total Municipal Costs	\$307.55

Distribution Costs

Recording Fees	\$55.00
Total Distribution Costs	\$55.00

Grand Total: **\$2,579.59**

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)

cc: County Solicitor, Sheriff, Treasurer, etc.

MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead, Esq.

Richard M. Milstead, Esq.

Nelson Diaz, Esq. PA & NJ

Mary L. Harbert-Bell, Esq. PA & NJ

Patrick J. Wesner, Esq. PA & NJ

Mark B. Herrera, Esq. PA & NJ

Ryan A. Gower, Esq. PA & NJ

Whitney E. Weinlein, Esq. NJ

Lisa Ann Thomas
Sr. Foreclosure Administrator

Attorneys at Law
Woodland Falls Corporate Park
220 Lake Drive East, Suite 301
Cherry Hill, New Jersey 08002
TEL (856) 482-1400 FAX (856) 482-9190
www.milsteadlaw.com

Pennsylvania Location:

7 N. Columbus Boulevard #200
Philadelphia, PA 19106-1422
Phone: (215) 717-0043
Fax: (215) 717-0044

Our File No. 34,14989

April 8, 2013

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

Re: LPP Mortgage LTD vs. Sherri Shymansky and Raymond St. Lawrence
2011-CV-241 Sale Date: April 3, 2013
Deed Instructions

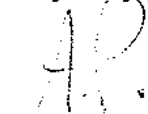
Dear Sir/Madam:

Please accept this letter as authorization to prepare and record a sheriff's deed on the above matter into the name of **LPP Mortgage LTD, 6000 Legacy Drive, Plano, TX 75024.**

Please forward the original deed back to our office in the enclosed self-addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,


Anthony Price
Paralegal

REV. 183 EX (04-10) COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES POST OFFICE BOX 280603 HARRISBURG, PA 17128-0603		REALTY TRANSFER TAX STATEMENT OF VALUE SEE REVERSE FOR INSTRUCTIONS		RECORDER'S USE ONLY <hr/> STATE TAX PAID <hr/> BLOCK NUMBER <hr/> PAGE NUMBER <hr/> DATE RECORDED <hr/>	
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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) WHEN 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 BASES ON: (1) FAMILY RELATIONSHIP FOR (2) PUBLIC UTILITY EASEMENT. IF MORE SPACE IS NEEDED, ATTACH ADDITIONAL SHEET(S).

A. CORRESPONDENT – ALL INQUIRIES MAY BE DIRECTED TO THE FOLLOWING PERSON:					
NAME Anthony Price			TELEPHONE NUMBER 856-482-1400		
MAILING ADDRESS 220 Lake Drive East, Suite 301			CITY/STATE/ZIP CODE Cherry Hill, NJ 08002		
B. TRANSFER DATA					
GRANTOR(S) LESSOR(S) Sheriff of Columbia County			GRANTEE(S) LESSEE(S) LPP Mortgage LTD		
STREET ADDRESS Columbia County Courthouse P.O. Box 380			STREET ADDRESS 1 Corporate Drive, Suite 360		
CITY Bloomsburg	STATE PA	ZIP CODE 17815	CITY Lake Zurich	STATE IL	ZIP CODE 60047
D. PROPERTY LOCATION					
STREET ADDRESS 1103 Second Avenue			CITY, TOWNSHIP, BOROUGH Berwick, PA 18603		
COUNTY Columbia	SCHOOL DISTRICT Berwick Area		TAX PARCEL NUMBER 04C-01-146-00-000		
E. VAULTION DATA – WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N					
1. ACTUAL CASH CONSIDERATION \$2,631.18		2. OTHER CONSIDERATION \$0		3. TOTAL CONSIDERATION \$2,631.18	
4. COUNTY ASSESSED VALUE \$36,815.00		5. COMMON LEVEL RATIO FACTOR 3.60		6. FAIR MARKET VALUE \$132,534.00	
F. EXEMPTION DATA					
1a. AMOUNT OF EXEMPTION CLAIMED 100%		1b. PERCENTAGE OF GRANTOR'S INTEREST IN REAL ESTATE 100%		1c. PERCENTAGE OF GRAN TOR'S INTEREST CONVEYED 100%	

2. CHECK APPROPRIATE BOX BELOW FOR EXEMPTION CLAIMED

- ☐ WILL OR INTERSTATE SUCCESSION _____ (NAME OF DECEDENT) _____ (ESTATE FILE NUMBER) _____
- ☐ 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 STATE 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 PRIOR DEED BEING CORRECTED OR CONFIRMED.)
- ☐ STATUTORY CORPORATE CONSOLIDATION, MERGER OR DIVISION. (ATTACH COPY OF ARTICLES.)
- ☐ OTHER (PLEASE EXPLAIN EXEMPTION CLAIMED, IF OTHER THAN LISTED ABOVE.) _____

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 4/8/13
--	-----------------------

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

104290

Milstead & Associates LLC

220 LAKE DRIVE EAST, SUITE 301
CHERRY HILL, NJ 08002
856-482-1400



America's Most Convenient Bank

55-136312

DATE

CHECK

AMOUNT

04/08/13

104290

**\$1,281.18

*** ONE THOUSAND TWO HUNDRED EIGHTY-ONE & 18/100 DOLLARS

PAY
TO THE
ORDER
OF

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT
VOID AFTER 180 DAYS

⑈104290⑈ ⑆031201360⑆

67 8306 2⑈

MILSTEAD & ASSOCIATES, LLC

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

(856) 482-1400
fax: (856) 482-9190
aprice@milsteadlaw.com

FACSIMILE TRANSMITTAL SHEET

TO:	Columbia County Sheriff	FROM:	Anthony Price
COMPANY:	Columbia County Sheriff	DATE:	February 5, 2013
FAX NUMBER:	570-389-5625	TOTAL NO. OF PAGES INCLUDING COVER:	1
PHONE NUMBER:	570-389-5622	SENDER'S REFERENCE NUMBER:	34,14989
RE:	Shymansky, Sherri	YOUR REFERENCE NUMBER:	2011-CV-241

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

Comments

Please accept this fax as authorization to **POSTPONE** the sale scheduled for February 6, 2013. We are still attempting to complete service of the Notice of Sale upon additional lienholders appearing of record. **Please re-schedule the sale for April 3, 2013.**

If you have any questions, please contact our office.

Thank you,

AP.

Anthony Price

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

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

SHERIFF'S SALE COST SHEET

VS. _____

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

— DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>246.00</u>	
— LEVY (PER PARCEL	\$15.00	
— MAILING COSTS	\$ <u>54.00</u>	
— ADVERTISING SALE BILLS & COPIES	\$17.50	
— ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
— POSTING HANDBILL	\$15.00	
— CRYING/ADJOURN SALE	\$10.00	
— SHERIFF'S DEED	\$35.00	
— TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>8.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>513.50</u>

— WEB POSTING	\$150.00	
— PRESS ENTERPRISE INC.	\$ <u>1293.54</u>	
— SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1518.54</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>307.55</u>	
WATER 20__	\$ _____	
TOTAL *****		\$ <u>307.55</u>

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ _____

TOTAL COSTS (OPENING BID) \$ 2579.59

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
LPP MORTGAGE LTD

vs.

Defendant
SHERRI SHYMANSKY
RAYMOND J ST. LAWRENCE

Attorney for the Plaintiff:
MILSTEAD & ASSOCIATES LLC
220 LAKE DRIVE EAST
SUITE 301
CHERRY HILL, NJ 08002

Sheriff's Sale Date: Wednesday, December 12, 201

Writ of Execution No. : 2011CV241

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 1103 2ND AVENUE, 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	\$54.00
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Press Enterprise Inc.	\$1,293.54
Prothonotary, Acknowledge Deed	\$10.00
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Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$170.00

Total Sheriff Costs **\$2,217.04**

Municipal Costs

Sewer \$307.55

Total Municipal Costs **\$307.55**

Distribution Costs

Recording Fees \$55.00

Total Distribution Costs **\$55.00**

Grand Total: **\$2,579.59**

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)

©2009 CountySole Sheriff, Telecom, Inc.

MILSTEAD & ASSOCIATES, LLC

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

(856) 482-1400
fax: (856) 482-9190
atorres@milsteadlaw.com

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Columbia County Sheriff	Amelia Torres
COMPANY:	DATE:
Columbia County Sheriff	December 11, 2012
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
570-389-5625	1
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
570-389-5622	34.14989
RE:	YOUR REFERENCE NUMBER:
Shymansky, Sherri	2011-CV-241

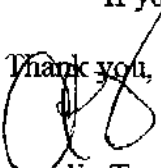
A follow-up copy ☐ will ☐ not be sent by mail.

Comments

Please accept this fax as authorization to **POSTPONE** the sale scheduled for December 12, 2012. We are still attempting to complete service of the Notice of Sale upon additional lienholders appearing of record. **Please re-schedule the sale for February 6, 2013.**

If you have any questions, please contact our office.

Thank you,


Amelia Torres

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

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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LPP MORTGAGE LTD
vs.
SHERRI SHYMANSKY (et al.)

Case Number
2011CV241

SHERIFF'S RETURN OF SERVICE

11/07/2012 11:10 AM - 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 1103 2ND AVENUE, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

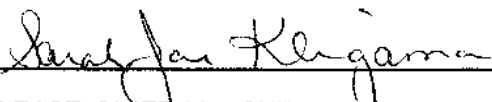
November 07, 2012

NOTARY

Affirmed and subscribed to before me this

7TH day of NOVEMBER, 2012

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 220 LAKE DRIVE EAST, SUITE 301, CHERRY HILL, NJ 08002

Notary Public for the State of Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LPP MORTGAGE LTD
vs.
SHERRI SHYMANSKY (et al.)

Case Number
2011CV241

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	11/02/2012
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	1103 2ND AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	POSTED		
Relation:			
Date:	11-07-12	Time:	1110
Deputy:	DANELO	Mileage:	

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC	Phone:
--	---------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

2011CV241

2011CV241

1103 2ND AVENUE, BERWICK, PA 18603

EXP: 11/02/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LPP MORTGAGE LTD
vs.
SHERRI SHYMANSKY (et al.)

Case Number
2011CV241

SHERIFF'S RETURN OF SERVICE

10/17/2012 11:40 AM - DEPUTY PAUL D'ANGELO, 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 SEAN SHYMANSKY, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR SHERRI SHYMANSKY AT 11 ZAJAC LANE, NESCOPECK, PA 18635.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

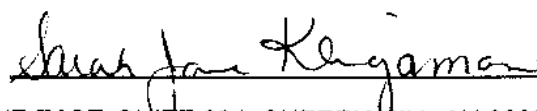
October 22, 2012

NOTARY

Affirmed and subscribed to before me this

22ND day of OCTOBER, 2012

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 220 LAKE DRIVE EAST, SUITE 301, CHERRY HILL, NJ 08002

undocut by state (other than 10/1/2012) (not)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LPP MORTGAGE LTD
vs.
SHERRI SHYMANSKY (et al.)

Case Number
2011CV241

SHERIFF'S RETURN OF SERVICE

10/17/2012 11:40 AM - DEPUTY PAUL D'ANGELO, 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 SEAN SHYMANSKY, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR RAYMOND J ST. LAWRENCE AT 11 ZAJAC LANE, NESCOPECK, PA 18635.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

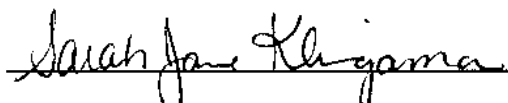
October 22, 2012

NOTARY

Affirmed and subscribed to before me this

22ND day of OCTOBER, 2012

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 220 LAKE DRIVE EAST, SUITE 301, CHERRY HILL, NJ 08002

by CountySure Sheriff's Electronic Inc.

MILSTEAD & ASSOCIATES, LLC

Attorneys at Law

Woodland Falls Corporate Park

220 Lake Drive East, Suite 301

Cherry Hill, New Jersey 08002

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

www.milsteadlaw.com

Michael J. Milstead, Esq.

Richard M. Milstead, Esq.

Nelson Diaz, Esq. PA & NJ

Mary L. Harhen-Bell, Esq. PA & NJ

Patrick J. Wesner, Esq. PA & NJ

Mark E. Herrera, Esq. PA & NJ

Ryan A. Gower, Esq. PA & NJ

Whitney E. Weinlein, Esq. NJ

Lisa Ann Thomas
Sr. Foreclosure Administrator

Pennsylvania Location.

The Pavilion Suite 503

261 Old York Road

Jenkintown, PA 19046

Phone: (215) 572-8600

Fax: (215) 572-7838

Our File No. 34.14989

April 2, 2013

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

Re: LPP Mortgage LTD vs. Sherri Shymansky and Raymond St. Lawrence
Docket Number: 2011-CV-241
Affidavit Pursuant to Pa.R.C.P. 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit pursuant to Pa.R.C.P. 3129.2. As of the date of this letter, our office has forwarded the original affidavit to the Prothonotary's office to be filed of record.

Thank you for your attention to this matter.

Very truly yours,



Anthony Price
Paralegal

*****THE PROPERTY IS LISTED FOR THE April 3, 2013 SHERIFF'S SALE.**

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
Attorney for Plaintiff
File No. 34.14989

LPP Mortgage LTD

Plaintiff,

vs.

**Sherri Shymansky
Raymond St. Lawrence**

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2011-CV-241

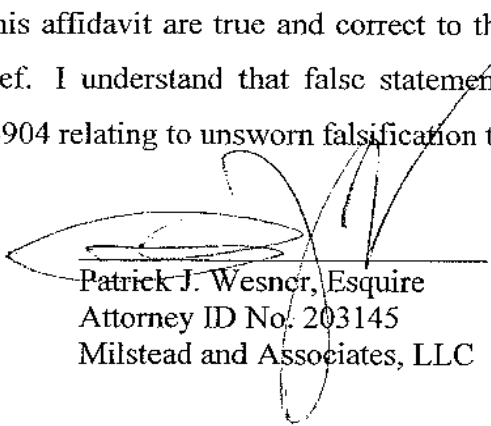
**AFFIDAVIT PURSUANT TO
Pa.R.C.P. 3129.2**

I, Patrick J. Wesner, Esquire, say:

1. On October 17, 2012, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendants, Sherri Shymansky and Raymond St. Lawrence, by the Sheriff's Office of Columbia County. A copy of the Sheriff's return is attached hereto and made a part hereof as Exhibit "A".

2. On February 11, 2013, a notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "B".

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.



Patrick J. Wesner, Esquire
Attorney ID No. 203145
Milstead and Associates, LLC

Dated: April 2, 2013

EXHIBIT “A”

34.14859

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LPP MORTGAGE LTD
vs.
SHERRI SHYMANSKY (et al.)

Case Number
2011CV241

SHERIFF'S RETURN OF SERVICE

10/17/2012 11:40 AM - DEPUTY PAUL D'ANGELO, 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 SEAN SHYMANSKY, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR SHERRI SHYMANSKY AT 11 ZAJAC LANE, NESCOPECK, PA 18635.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

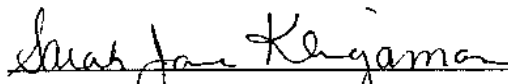
October 22, 2012

NOTARY

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

Affirmed and subscribed to before me this

22ND day of OCTOBER, 2012



Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 220 LAKE DRIVE EAST, SUITE 301, CHERRY HILL, NJ 08002

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LPP MORTGAGE LTD
vs.
SHERRI SHYMANSKY (et al.)

Case Number
2011CV241

SHERIFF'S RETURN OF SERVICE

10/17/2012 11:40 AM - DEPUTY PAUL D'ANGELO, 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 SEAN SHYMANSKY, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR RAYMOND J. ST. LAWRENCE AT 11 ZAJAC LANE, NESCOPECK, PA 18635.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

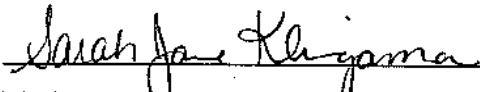
October 22, 2012

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

22ND day of OCTOBER, 2012



Plaintiff Attorney: MILSTEAD & ASSOCIATES, LLC, 220 LAKE DRIVE EAST, SUITE 301, CHERRY HILL, NJ 08002

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




LPP MORTGAGE LTD
vs.
SHERRI SHYMANSKY (et al.)

Case Number
2011CV241

SHERIFF'S RETURN OF SERVICE

11/07/2012 11:10 AM - 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 1103 2ND AVENUE, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

November 07, 2012

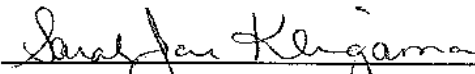
COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

7TH day of NOVEMBER, 2012



Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 220 LAKE DRIVE EAST, SUITE 301, CHERRY HILL, NJ 08002

(c) CountySuite Sheriff, Tetaosoft, Inc.

EXHIBIT “B”

NAME AND ADDRESS OF SENDER

WILSIEAD & ASSOCIATES, LLC
Woodland Falls Corporate Park
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002

INDICATE TYPE OF MAIL

CHECK APPROPRIATE BLOCK

<input checked="" type="checkbox"/> Certificate Mailing <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified Mail	Registered Mail <input type="checkbox"/> With Postage <input type="checkbox"/> Without Postage
--	--

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (if Regs.)
1		Berwick Borough Tax Office 1615 Lincoln Avenue Berwick, PA 18063				
2		Berkeimer Tax Administrator 50 North Seventh Street Bangor, PA 18013				
3		Berwick Area School District 500 Line Street Berwick, PA 18603				
4		Central Tax Bureau of Pennsylvania, Inc. 20 Emerson Lane, Suite 905 Bridgeville, PA 15017				
5						
6						
7						
Total Number of Pieces Listed by Sender		POSTMASTER, PER (Name of receiving employee)				
4		4				

004.750
000371000 FEB 07 2013
MAILED FROM ZIP CODE 08002

FEB - 7 2013

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.

PS FORM 3877
34-14989/Shymansky - Notice of Sale
FOR REGISTERED, INSURED, C.O.D., CERTIFIED AND EXPRESS MAIL.
Includes special handling service.

003371066 02 IP 003371066
FEB 07 2013
MAILED FROM ZIP CODE 08002

NAME AND ADDRESS OF SENDER

MILSTEAD & ASSOCIATES, LLC
Woodland Falls Corporate Park
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002

INDICATE TYPE OF MAIL

CHECK APPROPRIATE BLOCK FOR

POSTMASTER ADVISE

☒ Certificate Mailing
☐ Insured
☐ COD
☐ Certified Mail

☐ Registered
☐ With Postage
☐ Without



Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)					
1		LPP Mortgage LTD 6000 Legacy Drive Plano, TX 75024									
2		GE Money Bank, et al PO Box 965004 Orlando, FL 32896									
3		Cavalry Portfolio Services, Inc. 4050 East Cotton Center Boulevard Phoenix, AZ 85040									
4		Discover Bank 502 East Market Street Greenwood, DE 19950									
5		Tenant/Occupant 1103 Second Avenue Berwick, PA 18603									
6		Department of Domestic Relations Columbia County Courthouse P. O. Box 380 Bloomsburg, PA 17815									
7		Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105									
8											
Total Number of Pieces Listed by Sender		7	POSTMASTER, PER (Name of receiving employee)		[Signature]		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.				

PS FORM 3877

34.14989/Shymansky - Notice of Sale

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

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

REAL ESTATE TAX CERTIFICATION

Date: 10/31/2012

Fee: \$5.00

Cert. NO: 13161

SHYMANSKY SHERRI
RAYMOND ST LAWRENCE
1103 SECOND AVE
BERWICK PA 18603

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

Assessment: 18,408
Balances as of 10/31/2012

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

By: Columbia County Sheriff

Per: Tim Chambelain

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LPP MORTGAGE LTD
vs.
SHERRI SHYMANSKY (et al.)

Case Number
2011CV241

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	11/02/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <div style="text-align: center; font-style: italic;">HOME AFTER 6 PM</div>		
Warrant:			

Serve To:

Name:	SHERRI SHYMANSKY
Primary Address:	1103 SECOND AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	11 ZAJAC LA
Phone:	NESCOPECK

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	SEAN SHYMANSKY		
Relation:	SON		
Date:	10/17/12	Time:	1140
Deputy:	DANCELO	Mileage:	

Attorney / Originator:

Name:	Phone:
MILSTEAD & ASSOCIATES LLC	

Service Attempts:

Date:	10/09/12	10/10/12	10/17/12			
Time:	1135	1430	1135			
Mileage:						
Deputy:	DANCELO	DANCELO	DANCELO			

Service Attempt Notes:

1. N/A LLC
2. CARD STILL THERE
3. NO ANS - NEW ADDRESS LLC
4. NO ANS
- 5.
- 6.
- 7.

SHYMANSKY, SHERRI

2011CV241

1103 SECOND AVENUE, BERWICK, PA 18603

EXP: 11/02/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LPP MORTGAGE LTD
vs.
SHERRI SHYMANSKY (et al.)

Case Number
2011CV241

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Notice - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	11/02/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <div style="text-align: center; font-style: italic;">HOME AFTER 6 PM</div>		
Warrant:			

Serve To:

Name:	RAYMOND J ST. LAWRENCE
Primary Address:	1103 2ND AVENUE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	11 ZAJAC LA NESCOPECK
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	SEAN SHYMANSKY		
Relation:	STEPSON		
Date:	10/17/12	Time:	1140
Deputy:	DANCELO	Mileage:	

Attorney / Originator:

Name:	MILSTEAD & ASSOCIATES LLC	Phone:	
-------	---------------------------	--------	--

Service Attempts:

	10/09/12	10/10/12	10/17/12			
Date:	10/09/12	10/10/12	10/17/12			
Time:	1135	1430	1135			
Mileage:						
Deputy:	DANCELO	DANCELO	DANCELO			

Service Attempt Notes:

1. N/A L/C
2. CARD STILL THERE
3. NO ANS - NEW ADDRESS - L/C
4. NO ANS
- 5.
- 6.
- 7.

ST. LAWRENCE, RAYMOND

2011CV241

1103 2ND AVENUE, BERWICK, PA 18603

EXP: 11/02/2012



October 17, 2012

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

LPP MORTGAGE LTD

VS.

**SHERRI SHYMANSKY
RAYMOND ST. LAWRENCE**

**NO: 2011-CV-241
NO: 2012-ED-136**

Dear Timothy:

The amount due on the sewer account #127680 for the property located at 1103
2ND Avenue Berwick through December 31, 2012 is \$307.55.

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

Sincerely,

Kelly Johnson
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON. - FRI. 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS

PHONE: 570-752-7442

OR: COLUMBIA County

DATE
03/01/2012

BILL NO.
5898

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	18,408	7.146	128.91	131.54	144.69
SINKING		1.345	24.26	24.76	27.24
FIRE		1.25	22.55	23.01	24.76
RE.		1.1	20.00	20.00	21.00
The discount & penalty have been calculated for your convenience			407.53	415.85	444.46
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

OFFICER: SHERRI
RAYMOND ST LAWRENCE
1103 SECOND AVE
BERWICK PA 18603

Connie Gingher

CNTY TWP
Discount 2 %
Penalty 10 % 5 %
L: 04C-01-146-00,000
1103 SECOND AVE
2938 Acres Land 5,120
Buildings 13,288
Total Assessment 18,408

This tax returned to
January 1, 2013

OK 40753
FILE COPY

OK 939423

4-30-12

If you desire a receipt, send a self-addressed stamped envelope with your payment

BERWICK AREA SCHOOL DISTRICT		2012 SCHOOL REAL ESTATE DATE 07/01/2012		BILL# 003623		TAXPAYER COPY
DESCRIPTION	ASSESSMENT	DATE	DISCOUNT	TAX AMOUNT	INCL. PENALTY	
REAL ESTATE	18408	45.0000	640.24	653.31	718.64	
Connie Gingher						
ASSESSED VALUE	18408		640.24	653.31	718.64	
GAMING REVENUE	3890	175.05	OR BEFORE	OR BEFORE	OR BEFORE	
TAXABLE ASSESSMENT	14518	653.31	Aug. 31	Oct. 31	Nov. 1	

M
A
I
L
T
O
BRIMANSKY SHERRI
1103 SECOND AVE
BERWICK PA 18603

PARCEL 04C01 14600000

1103 SECOND AVE

20070-0646

0.29 ACRES

640.24

5120.00

13288.00

SCHOOL PENALTY 10%
DELINQUENT TAX TO
COURTHOUSE DEC

NO PERSONAL CHECKS AFTER DEC. 1, 2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LPP MORTGAGE LTD
vs.
SHERRI SHYMANSKY (et al)

Case Number
2011CV241

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	11/02/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK SEWER AUTHORITY
Primary Address:	1108 FREAS AVE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	GLORIA BEBERSKY		
Relation:	MGR		
Date:	10/09/12	Time:	0930
Deputy:	DANCEW	Mileage:	

Attorney / Originator:

Name: MII STEAD & ASSOCIATES LLC	Phone:
---	---------------

Service Attempts:

Date:	Time:	Mileage:	Deputy:	Deputy:	Deputy:

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2011CV241

1108 FREAS AVE, BERWICK, PA 18603

EXP: 11/02/2012



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LPP MORTGAGE LTD
vs.
SHERRI SHYMANSKY (et al.)

Case Number
2011CV241

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	11/02/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	BERWICK AREA SCHOOL DISTRICT	
Primary Address:	500 LINE ROAD BERWICK, PA 18603	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally · Adult In Charge · Posted · Other	
Adult In Charge:	KERRY CANOUSE	
Relation:	SEC	
Date:	10/09/12	Time:
Deputy:	DANIELLO	Mileage:

Attorney / Originator:

Name:	MILSTEAD & ASSOCIATES LLC	Phone:
-------	---------------------------	--------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK AREA SCHOOL I

2011CV241

500 LINE ROAD, BERWICK, PA 18603

EXP: 11/02/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LPP MORTGAGE LTD
vs.
SHERRI SHYMANSKY (et al.)

Case Number
2011CV241

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	11/02/2012	Warrant:
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 · <u>Adult In Charge</u> · Posted · Other	
Adult In Charge:	Deb Miller	
Relation:	de R K	
Date:	10/09/12	Time: 09:20
Deputy:	#2	Mileage:

Attorney / Originator:

Name:	MILSTEAD & ASSOCIATES LLC	Phone:
-------	---------------------------	--------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:	2	3		5	6

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2011CV241

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 11/02/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LPP MORTGAGE LTD
vs.
SHERRI SHYMANSKY (et al.)

Case Number
2011CV241

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	
Manner:	< Not Specified >	Expires:	11/02/2012	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	Domestic Relations Office of Columbia County	
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomersburg, PA 17815	
Phone:		DOB:
Alternate Address:		
Phone:		

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other	
Adult In Charge:	Maureen Cole	
Relation:	Clerk	
Date:	10/09/12	Time: 09:25
Deputy:	#2	Mileage:

Attorney / Originator:

Name:	MILSTEAD & ASSOCIATES LLC	Phone:
-------	---------------------------	--------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2011CV241 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 11/02/2012

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

Attorney for Plaintiff

LPP Mortgage LTD,

Plaintiff,

Vs.

Sherri Shymansky,

and

Raymond St. Lawrence,

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2011-CV-241

VERIFICATION OF NON-MILITARY SERVICE

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

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


Patrick J. Wesner, Esquire

Document Receipt

Trans # 38420 Carrier / service: POST 2PM 10/5/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000017424

Doc Ref #: 136ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans # 38419 Carrier / service: POST 2PM 10/5/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE
DEPARTMENT 281230

Tracking #: 9171924291001000017417

Doc Ref #: 136ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 38418 Carrier / service: POST 2PM 10/5/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000017400

Doc Ref #: 136ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 38417 Carrier / service: POST 2PM 10/5/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000017394

Doc Ref #: 136ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 38416 Carrier / service: POST 2PM 10/5/2012

Ship to: 38416

CENTRAL TAX BUREAU OF PA

20 EMERSON LANE, SUITE 905

Tracking #: 9171924291001000017387

Doc Ref #: 136ED2012

BRIDGEVILLE PA 15017

Document Receipt

Trans # 38415 Carrier / service: POST 2PM 10/5/2012

Ship to: 38415

BERKHEIMER TAX ADMINISTRATOR

50 NORTH SEVENTH STREET

Tracking #: 9171924291001000017370

Doc Ref #: 136ED2012

BANGOR PA 18013

Document Receipt

Trans # 38414 Carrier / service: POST 2PM 10/5/2012

Ship to: 38414

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000017363

Doc Ref #: 136ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 38413 Carrier / service: POST 2PM 10/5/2012

Ship to: 38413

CAVALRY PORTFOLIO SERVICES, INC.

4050 EAST COTTON CENTER BLVD

Tracking #: 9171924291001000017356

Doc Ref #: 136ED2012

PHEONIX AZ 85040

Document Receipt

Trans # 38412 Carrier / service: POST 2PM 10/5/2012

Ship to: 38412

GE MONEY BANK, ET AL

PO BOX 965004

Tracking #: 9171924291001000017349

Doc Ref #: 136ED2012

ORLANDO FL 32896

REAL ESTATE OUTLINE

ED # 136-12

DATE RECEIVED 10-4-12
DOCKET AND INDEX 10-5-12

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>✓</u>	CK# <u>96755</u>

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

SALE DATE	<u>Dec. 12, 12</u>	TIME <u>0900</u>
POSTING DATE	<u>Nov 7, 12</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Nov. 21</u>	
	2 ND WEEK <u>28</u>	
	3 RD WEEK <u>Dec 5, 12</u>	

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV241

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, DECEMBER 12, 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.

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

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

Thence northwesterly along said alley, a distance of 165.7 feet to a 15 foot alley; Thence westerly along said alley, a distance of 54.2 feet to the corner of Lot Number 727; Thence southerly along said lot, a distance of 160 feet to Second Avenue; Thence easterly along Second Avenue, a distance of 97.3 feet to the corner, the place of beginning.

Containing Lots Number 725 and 726, as surveyed by Boyd Tescott, April 25, 1925.

Being the same property conveyed to Sherri Shymansky by Deed of George J. Uram, Jr. and Linda M. Uram, his wife, dated and recorded September 24, 2004 at the Columbia County Recorder's Office to Instrument Number 200411054.

And to said Premises vested in Sherri Shymansky and Raymond St. Lawrence, as joint tenants with the right of survivorship and not as tenants in common by Deed from Sherri Shymansky, Single dated 01/10/07 and recorded 01/18/07 in the Columbia County Recorder of Deeds, Instrument No. 200700646.

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

Lot Number 04C-01-146-00 000

PROPERTY ADDRESS: 1103 2ND AVENUE, BERWICK, PA 18603

LOT / TAX PARCEL NUMBER: 04C-01-146

Sold and taken into execution to be sold as the property of **SHERRI SHYMANSKY, RAYMOND J ST. LAWRENCE**
In suit of LPP MORTGAGE LTD.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or cost (opening bid of 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.

Attest my hand and seal of office:
TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

LPP Mortgage LTD

Plaintiff,

vs.

**Sherri Shymansky
Raymond St. Lawrence**

Defendant(s)

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

NO.: 2011-CV-241 2012-ED-136

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

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

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

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

Dated: _____

Oct. 4, 2012

(SEAL)

Tami B. Kline

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

PROBATE CLERK
MY COM. EX. 15. VENDOR ID 2016

No. 2011-CV-241

**IN THE COURT OF COMMON PLEAS OF
Columbia County, PENNSYLVANIA**

LPP Mortgage LTD

vs.

Sherri Shymansky
Raymond St. Lawrence

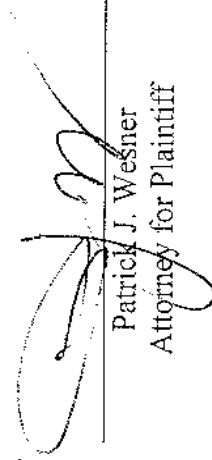
**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Office of Judicial Support

Judg. Fee

Sat.



Patrick J. Wesner
Attorney for Plaintiff

Address: 1103 Second Avenue, Berwick, PA 18603

Where papers may be served.

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

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

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

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

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

Being the same property conveyed to Sherri Shymansky by Deed of George J. Uram, Jr. and Linda M. Uram, his wife, dated and recorded September 24, 2004 at the Columbia County Recorder's Office to Instrument Number 200411054.

Title to said Premises vested in Sherri Shymansky and Raymond St. Lawrence, as joint tenants with the right of survivorship and not as tenants in common by Deed from Sherri Shymansky, Single dated 01/10/07 and recorded 01/18/07 in the Columbia County Recorder of Deeds, Instrument No. 200700646.

Being known as 1103 Second Avenue, Berwick, PA 18603

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

<p>LPP Mortgage LTD</p> <p style="text-align: center;">Plaintiff,</p> <p style="text-align: center;">vs.</p> <p>Sherri Shymansky Raymond St. Lawrence</p> <p style="text-align: right;">Defendant(s)</p>	<p style="text-align: center;">IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA</p> <p style="text-align: center;">WRIT OF EXECUTION (Mortgage Foreclosure)</p> <p>NO.: 2011-CV-241 <i>2012-ED-136</i></p>
--	--

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

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

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

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

Dated: Oct. 4, 2012

(SEAL)

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

Prothonotary & Clerk of the Court
My Comm. Ex. 1st Monday in Jan 15

No. 2011-CV-241

IN THE COURT OF COMMON PLEAS OF
Columbia County, Pennsylvania

LPP Mortgage LTD

vs.

Sherri Shymansky
Raymond St. Lawrence

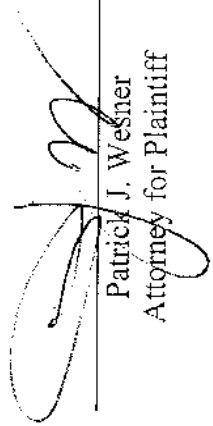
WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Sat.



Patrick J. Wesner
Attorney for Plaintiff

Address: 1103 Second Avenue, Berwick, PA 18603

Where papers may be served.

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

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

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Title to said Premises vested in Sherri Shymansky and Raymond St. Lawrence, as joint tenants with the right of survivorship and not as tenants in common by Deed from Sherri Shymansky, Single dated 01/10/07 and recorded 01/18/07 in the Columbia County Recorder of Deeds, Instrument No. 200700646.

Being known as 1103 Second Avenue, Berwick, PA 18603

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

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
File Number: 34.14989

LPP Mortgage LTD,

Plaintiff,

vs.

**Sherri Shymansky
Raymond St. Lawrence**

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2011-CV-241 2012-ED-136

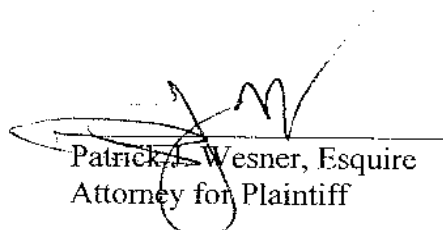
CERTIFICATION

CERTIFICATION

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

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

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


Patrick J. Wesner, Esquire
Attorney for Plaintiff

Date: October 2, 2012

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
File Number: 34.14989

LPP Mortgage LTD,

Plaintiff,

vs.

**Sherri Shymansky
Raymond St. Lawrence**

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2011-CV-241 2012-ED-136

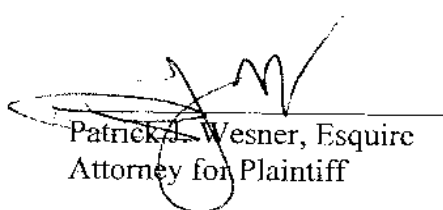
CERTIFICATION

CERTIFICATION

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

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

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


Patrick J. Wesner, Esquire
Attorney for Plaintiff

Date: October 2, 2012

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
Attorney for Plaintiff
File Number: 34.14989

LPP Mortgage LTD

Plaintiff,

vs.

**Sherri Shymansky
Raymond St. Lawrence**

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2011-CV-241 2012-ED-136

**AFFIDAVIT OF SERVICE
PURSUANT TO RULE 3129.1**

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

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

Sherri Shymansky
1103 Second Avenue
Berwick, PA 18603

Raymond St. Lawrence
1103 Second Avenue
Berwick, PA 18603

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

Same as above

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

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

3
GE Money Bank, et al
PO Box 965004
Orlando, FL 32896

4
Cavalry Portfolio Services, Inc.
4050 East Cotton Center Boulevard
Phoenix, AZ 85040

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

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

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

None Known

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

None Known

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

Tenant/Occupant
1103 Second Avenue
Berwick, PA 18603

Department of Domestic Relations
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

Berwick Borough Tax Office
1615 Lincoln Avenue
Berwick, PA 18063

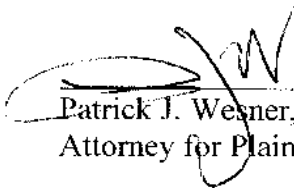
Berkheimer Tax Administrator
50 North Seventh Street
Bangor, PA 18013

Berwick Area School District
500 Line Street
Berwick, PA 18603

Central Tax Bureau of Pennsylvania, Inc.
20 Emerson Lane, Suite 905
Bridgeville, PA 15017

I verify that the statements made in the Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date: October 2, 2012


Patrick J. Wesner, Esquire
Attorney for Plaintiff

MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead, Esq.
michael@milsteadlaw.com

Richard M. Milstead, Esq.
richard@milsteadlaw.com

Nelson Diaz, Esq. PA & NJ
ndiaz@milsteadlaw.com

Mary L. Harbert-Bell, Esq. PA & NJ
mharbert@milsteadlaw.com

Attorneys at Law

Woodland Falls Corporate Park
220 Lake Drive East, Suite 301
Cherry Hill, New Jersey 08002
TEL (856) 482-1400 FAX (856) 482-9190

Patrick J. Wesner, Esq. PA & NJ
pwesner@milsteadlaw.com

Mark B. Herrera, Esq. PA & NJ
mherrera@milsteadlaw.com

Ryan A. Gower, Esq. PA & NJ
rgower@milsteadlaw.com

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

Our File No. 34.14989

October 2, 2012

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

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

Dear Sir/Madam:

Please serve the defendant(s) as listed below:

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

Also post the handbill on the mortgage premises listed below:

1103 Second Avenue, Berwick, PA 18603

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

Thank you for your attention to this matter.

Very truly yours,



Anthony Price
Paralegal

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
Attorney for Plaintiff
File Number: 34.14989

LPP Mortgage LTD

Plaintiff,

vs.

**Sherri Shymansky
Raymond St. Lawrence**

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2011-CV-241 2012-ED-136

**AFFIDAVIT OF SERVICE
PURSUANT TO RULE 3129.1**

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

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

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

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

Same as above

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

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

GE Money Bank, et al
PO Box 965004
Orlando, FL 32896

Cavalry Portfolio Services, Inc.
4050 East Cotton Center Boulevard
Phoenix, AZ 85040

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

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

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

None Known

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

None Known

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

Tenant/Occupant
1103 Second Avenue
Berwick, PA 18603

Department of Domestic Relations
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

Berwick Borough Tax Office
1615 Lincoln Avenue
Berwick, PA 18063

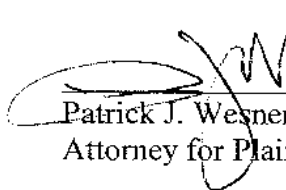
Berkheimer Tax Administrator
50 North Seventh Street
Bangor, PA 18013

Berwick Area School District
500 Line Street
Berwick, PA 18603

Central Tax Bureau of Pennsylvania, Inc.
20 Emerson Lane, Suite 905
Bridgeville, PA 15017

I verify that the statements made in the Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date: October 2, 2012


Patrick J. Weyner, Esquire
Attorney for Plaintiff

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
Attorney for Plaintiff
File Number: 34.14989

LPP Mortgage LTD

Plaintiff,

vs.

**Sherri Shymansky
Raymond St. Lawrence**

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2011-CV-241 2012-ETD-136

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PURSUANT TO RULE 3129.1**

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1103 Second Avenue	1103 Second Avenue
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(Plaintiff herein)
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Plano, TX 75024

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Orlando, FL 32896

Cavalry Portfolio Services, Inc.
4050 East Cotton Center Boulevard
Phoenix, AZ 85040

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

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

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

None Known

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

None Known

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

Tenant/Occupant
1103 Second Avenue
Berwick, PA 18603

Department of Domestic Relations
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

Berwick Borough Tax Office
1615 Lincoln Avenue
Berwick, PA 18063

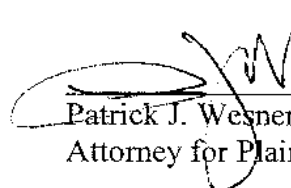
Berkheimer Tax Administrator
50 North Seventh Street
Bangor, PA 18013

Berwick Area School District
500 Line Street
Berwick, PA 18603

Central Tax Bureau of Pennsylvania, Inc.
20 Emerson Lane, Suite 905
Bridgeville, PA 15017

I verify that the statements made in the Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date: October 2, 2012


Patrick J. Wesner, Esquire
Attorney for Plaintiff

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S) Sherri Shymansky
Raymond St. Lawrence

PLAINTIFF/SELLER: LPP Mortgage LTD

DEFENDANT(S): Sherri Shymansky
Raymond St. Lawrence

PROPERTY: 1103 Second Avenue
Berwick, PA 18603
(Improvements erected thereon)

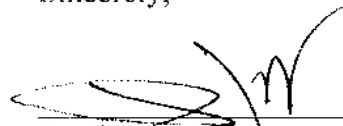
JUDGMENT AMOUNT: \$100,382.27

COLUMBIA COUNTY
No.: 2011-CV-241

The above captioned property is scheduled to be sold at Sheriff's Sale on _____ at _____ in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815. 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 interest.

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

Sincerely,



Patrick J. Wesner, Esquire
MILSTEAD & ASSOCIATES, LLC
Woodland Falls Corporate Park
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002

MILSTEAD & ASSOCIATES, LLC
BY: Patrick J. Wesner, Esquire
ID No. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
(856) 482-1400
Attorney for Plaintiff
File Number: 34.14989

LPP Mortgage LTD

Plaintiff,

vs.

**Sherri Shymansky
Raymond St. Lawrence**

Defendants.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2011-CV-241 2012-ED-136

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

TAKE NOTICE:

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

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The Sale will be cancelled if you pay to Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.
2. You may be able to stop the Sale by filing a petition asking the court to strike or open the Judgment, if the Judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the Sale. (See notice on following page on how to obtain an attorney).

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Milstead & Associates at 856-482-1400.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.
3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened, you may call Milstead and Associates at 856-482-1400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the Buyer. At that time, the Buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

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

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

SHORT DESCRIPTION

DOCKET NO: 2011-CV-241 2012-ED-136

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

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

PROPERTY ADDRESS 1103 Second Avenue
Berwick, PA 18603

IMPROVEMENTS: a Residential Dwelling

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

ATTORNEY'S NAME: Patrick J. Wesner, Esquire

SHERIFF'S NAME: Timothy T. Chamberlain

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

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

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

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

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

Thence easterly along Second Avenue, a distance of 97.3 feet to the corner, the place of beginning.

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

Being the same property conveyed to Sherri Shymansky by Deed of George J. Uram, Jr. and Linda M. Uram, his wife, dated and recorded September 24, 2004 at the Columbia County Recorder's Office to Instrument Number 200411054.

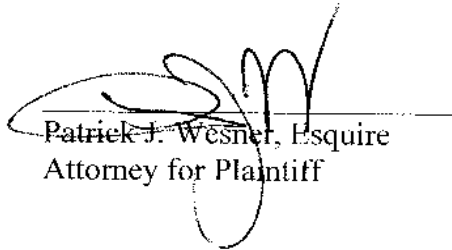
Title to said Premises vested in Sherri Shymansky and Raymond St. Lawrence, as joint tenants with the right of survivorship and not as tenants in common by Deed from Sherri Shymansky, Single dated 01/10/07 and recorded 01/18/07 in the Columbia County Recorder of Deeds, Instrument No. 200700646.

Being known as 1103 Second Avenue, Berwick, PA 18603

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

WAIVER OF WATCHMAN

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



Patrick J. Wesner, Esquire
Attorney for Plaintiff

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



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55-136/312

DATE	CHECK	AMOUNT
10/02/12	96755	**\$1,350.00

96755

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

PAY
TO THE
ORDER
OF

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT
VOID AFTER 180 DAYS

⑈096755⑈ ⑆031201360⑆ ⑆783062⑈