

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

LNK Corporation VS Rebecca Blaine

NO. 152-12 ED NO. 1114-2011 JD

DATE/TIME OF SALE: Apr 3, 13 0900

BID PRICE (INCLUDES COST) \$ 248,53

POUNDAGE - 2% OF BID \$ 49.63

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

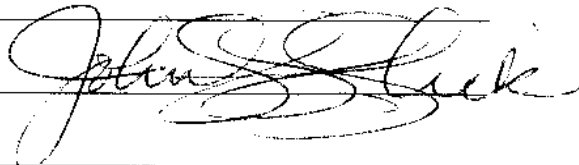
TOTAL AMOUNT NEEDED TO PURCHASE \$ 2531.16

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):



TOTAL DUE: \$ 2531.16

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1181.16

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
LNV CORPORATION

vs.

Defendant
REBECCA L BLAINE

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. : 2011CV1114

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 613 ELM STREET, 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 | \$48.00 |
| Posting Handbill | \$15.00 |
| Press Enterprise Inc. | \$1,150.98 |
| Prothonotary, Acknowledge Deed | \$10.00 |
| Sheriff Automation Fund | \$50.00 |
| Sheriff's Deed | \$35.00 |
| Solicitor Services | \$75.00 |
| Transfer Tax Form | \$25.00 |
| Web Posting | \$100.00 |
| Service | \$225.00 |
| Service Mileage | \$24.00 |
| Distribution Form | \$25.00 |
| Copies | \$7.50 |
| Notary Fee | \$10.00 |
| Surcharge | \$160.00 |
| Other | \$81.00 |
| Tax Claim Search | \$5.00 |

Total Sheriff Costs **\$2,118.98**

Municipal Costs

| | |
|-------|----------|
| Sewer | \$307.55 |
|-------|----------|

Total Municipal Costs **\$307.55**

Distribution Costs

| | |
|----------------|---------|
| Recording Fees | \$55.00 |
|----------------|---------|

Total Distribution Costs **\$55.00**

Grand Total: **\$2,481.53**

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)

Columbia County Sheriff's Office, Inc.

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 E. 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. 34.15702

April 8, 2013

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

Re: LNV Corporation vs. Rebecca L. Blaine
2011-CV-1114 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 **LVN Corporation, 1 Corporate Drive, Lake Zurich, IL 60047.**

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. 183.1X (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 STATE TAX PAID _____ BLOCK 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) 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 | | | C. DATE OF ACCEPTANCE OF DOCUMENT: 4/8/13 | | |
| GRANTOR(S)/LESSOR(S) Sheriff of Columbia County | | | GRANTEE(S)/LESSEE(S) INV Corporation | | |
| 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 613 Elm Street | | | CITY, TOWNSHIP, BOROUGH Berwick, PA 18603 | | |
| COUNTY Columbia | SCHOOL DISTRICT Berwick Area | | TAX PARCEL NUMBER 04C-05-135 | | |
| E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | | | | | |
| 1. ACTUAL CASH CONSIDERATION \$2,531.16 | | 2. OTHER CONSIDERATION \$0 | | 3. TOTAL CONSIDERATION \$2,531.16 | |
| 4. COUNTY ASSESSED VALUE 15,548.00 | | 5. COMMON LEVEL RATIO FACTOR 3.60 | | 6. FAIR MARKET VALUE 55,972.80 | |
| F. EXEMPTION DATA | | | | | |
| 1a. AMOUNT OF EXEMPTION CLAIMED 100% | | 1b. PERCENTAGE OF GRANTOR'S INTEREST IN REAL ESTATE 100% | | 1c. PERCENTAGE OF GRANTOR'S INTEREST CONVEYED 100% | |

2. CHECK APPROPRIATE BOX BELOW FOR EXEMPTION CLAIMED

- ☐ WILL OR TESTATE 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 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 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

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

104289

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



| DATE | CHECK | AMOUNT |
|----------|--------|--------------|
| 04/08/13 | 104289 | **\$1,181.16 |

PAY
TO THE
ORDER
OF

Columbia County Sheriff

*** ONE THOUSAND ONE HUNDRED EIGHTY-ONE & 16/100 DOLLARS

ATTORNEY BUSINESS ACCOUNT
VOID AFTER 180 DAYS

1114-152

⑈ 104289 ⑈ ⑆ 0312013601 ⑆ 67 8306 21 ⑈

SHERIFF'S SALE COST SHEET

VS.
NO. _____ ED NO. 1114 JD DATE/TIME OF SALE _____

| | | |
|-----------------------------------|------------------|------------------|
| — DOCKET/RETURN | \$15.00 | |
| — SERVICE PER DEF. | \$ <u>225.00</u> | |
| — LEVY (PER PARCEL | \$15.00 | |
| — MAILING COSTS | \$ <u>48.00</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>7.50</u> | |
| — NOTARY | \$ <u>10.00</u> | |
| TOTAL ***** | | \$ <u>487.00</u> |

| | | |
|------------------------|-------------------|-------------------|
| — WEB POSTING | \$150.00 | |
| PRESS ENTERPRISE INC. | \$ <u>1150.98</u> | |
| — SOLICITOR'S SERVICES | \$75.00 | |
| TOTAL ***** | | \$ <u>1375.98</u> |

| | | |
|-------------------------|-----------------|-----------------|
| — PROTHONOTARY (NOTARY) | \$10.00 | |
| — RECORDER OF DEEDS | \$ <u>55.00</u> | |
| TOTAL ***** | | \$ <u>65.00</u> |

REAL ESTATE TAXES:

| | |
|-----------------------|----------------|
| BORO, TWP & COUNTY 20 | \$ _____ |
| SCHOOL DIST. 20 | \$ _____ |
| DELINQUENT 20 | \$ <u>5.00</u> |
| TOTAL ***** | \$ <u>5.00</u> |

MUNICIPAL FEES DUE:

| | |
|-------------|------------------|
| — SEWER 20 | \$ <u>307.55</u> |
| WATER 20 | \$ _____ |
| TOTAL ***** | \$ <u>307.55</u> |

| | |
|------------------------|------------------|
| — SURCHARGE FEE (DSTE) | \$ <u>160.00</u> |
| MISC. <u>Luz. Co.</u> | \$ <u>81.00</u> |
| TOTAL ***** | \$ <u>81.00</u> |

TOTAL COSTS (OPENING BID) \$ 2481.53

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: | 34.15702 |
| RE: | Rebecca L. Blaine | YOUR REFERENCE NUMBER: | 2011-CV-1114 |

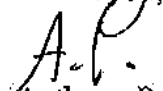
A follow-up copy ☐ will ☐ not be sent by mail.

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,


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.

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

REAL ESTATE TAX CERTIFICATION

Date: 12/19/2012

Fee: \$5.00

Cert. NO: 13401

BLAINE REBECCA L
907 E SEVENTH ST
BERWICK PA 18603

District: BERWICK BORO
Deed: 0639 -0491
Location: 613 ELM ST PT LOT 11-
Parcel Id:04C-05 -135-00,000

Assessment: 15,548
Balances as of 12/19/2012

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

COLUMBIA COUNTY SHERIFF – TIM CHAMBERLAIN

By: _____

Per: _____

18u

- DOES NOT INCLUDE 2012 TAX CERTIFICATION.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LNK CORPORATION
vs.
REBECCA L BLAINE

Case Number
2011CV1114

SHERIFF'S RETURN OF SERVICE

01/04/2013 03:30 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 613 ELM STREET, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

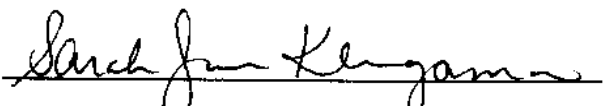
January 04, 2013

NOTARY

Affirmed and subscribed to before me this

4TH day of JANUARY, 2013

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

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. 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

Pennsylvania Location:

The Pavilion Suite 503

261 Old York Road

Jenkintown, PA 19046

Phone: (215) 572-8600

Fax: (215) 572-7838

Our File No. 34.15702

April 2, 2013

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

Re: LNV Corporation vs. Rebecca L. Blaine
Docket Number: 2011-CV-1114
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. 34.15702

LNV Corporation

Plaintiff,

vs.

Rebecca L. Blaine

Defendant.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2011-CV-1114

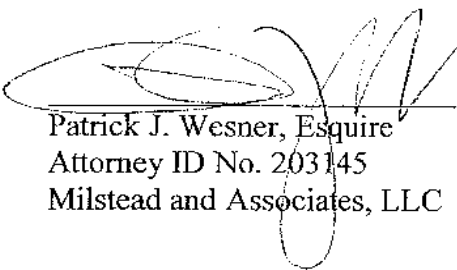
**AFFIDAVIT PURSUANT TO
Pa.R.C.P. 3129.2**

I, Patrick J. Wesner, Esquire, say:

1. On December 7, 2012, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendant, Rebecca L. Blaine, by the Sheriff's Office of Columbia County. A copy of the Sheriff's return is attached hereto and made a part hercof as Exhibit "A".

2. On February 28, 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”

Luzerne County Sheriff's Department
Luzerne County Courthouse

34-15708

200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

COLUMBIA COUNTY

12-cd-162

LNV CORPATION

VS

STATE OF PENNSYLVANIA
LUZERNE COUNTY, SS:

REBECCA L. BLAINE

SCOTT LAMOREUX, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on FRIDAY the 7TH day of DECEMBER 2012 at 10:33 AM, prevailing time, he served the within WRIT OF EXECUTION AND NOTICE OF OWNERS RIGHTS (SHERIFF'S SALE)

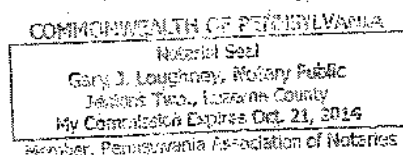
upon REBECCA L. BLAINE
the within named, by handing to DAVE BLAINE an adult member of the household, whose relationship to the within named is that of HER FATHER at GIVEN ADDRESS, 613 ELM STREET, BERWICK,

in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this 7th day of DEC. 20 12

Gary J. Loughney
Notary



[Signature]
Sheriff of Luzerne County

by Scott Lamoreux
Deputy Sheriff of Luzerne County, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LVN CORPORATION
vs.
REBECCA L BLAINE

Case Number
2011CV1114

SHERIFF'S RETURN OF SERVICE

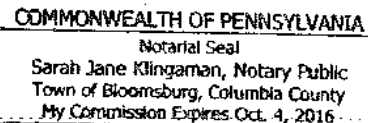
01/04/2013 03:30 PM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 613 ELM STREET, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

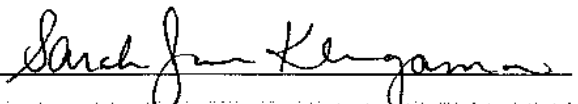
January 04, 2013



NOTARY

Affirmed and subscribed to before me this

4TH day of JANUARY, 2013

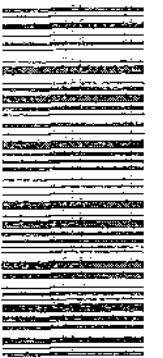


Plaintiff Attorney: MILSTEAD & ASSOCIATES LLC, 220 LAKE DRIVE EAST, SUITE 301, CHERRY HILL, NJ 08002

(c) CountySuite Sheriff, Teleosoft, Inc.

EXHIBIT “B”

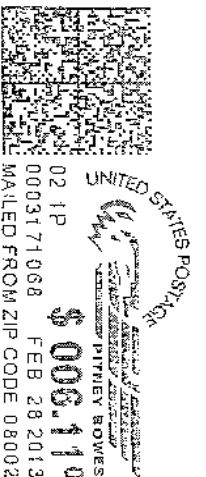
Milstead & Associates, LLC
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002



7196 9008 9111 6591 9356

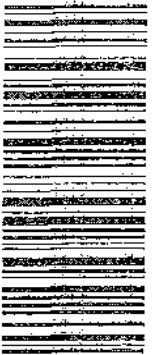
RETURN RECEIPT REQUESTED

Stephen J. Douthat
P.O. Box 151
Nescopeck, PA 18635



Milstead & Associates, LLC
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002

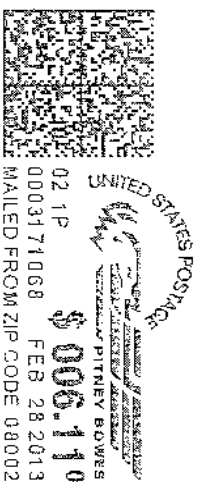
CERTIFIED MAIL



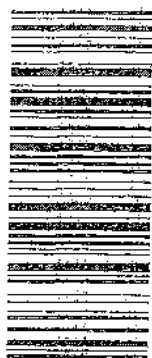
7196 9008 9111 6591 9349

RETURN RECEIPT REQUESTED

INV Corporation
1 Corporate Drive
Suite 360
Lake Zurich, IL 60047



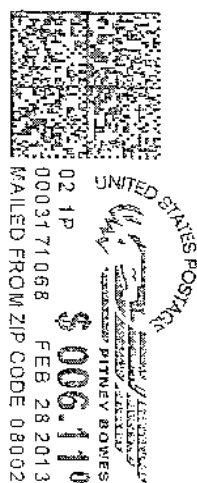
Millstead & Associates, LLC
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002



7196 9008 9111 6591 9370

RETURN RECEIPT REQUESTED

Unifund CCR Partners
c/o Edwin A. Abrahamson & Associates
120 North Keyser Avenue
Scranton, PA 18504



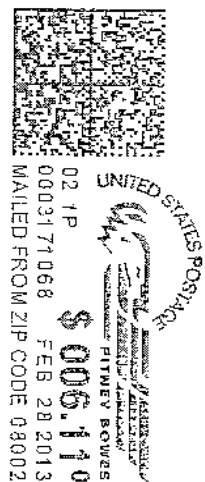
Millstead & Associates, LLC
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002



7196 9008 9111 6591 9363

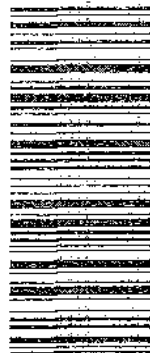
RETURN RECEIPT REQUESTED

Unifund CCR Partners
10625 Techwoods Circle
Cincinnati, OH 45242



Milstead & Associates, LLC
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002

CERTIFIED MAIL



7196 9008 9111 8591 9394

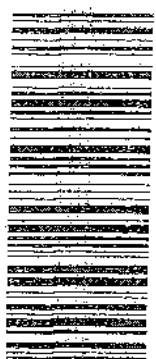
RETURN RECEIPT REQUESTED

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



CERTIFIED MAIL

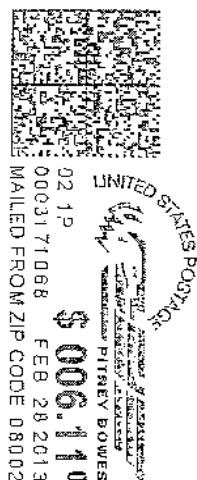
Milstead & Associates, LLC
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002



7196 9008 9111 8591 9367

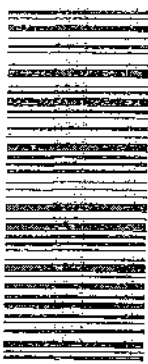
RETURN RECEIPT REQUESTED

Tenant/Occupant
613 Elm Street
Berwick, PA 18603



Milstead & Associates, LLC
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002

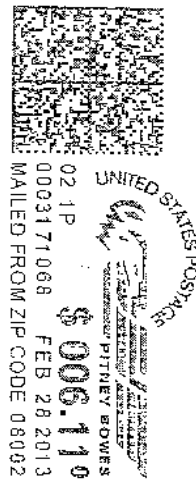
CERTIFIED MAIL



7196 9008 9111 8591 9417

RETURN RECEIPT REQUESTED

Columbia County Tax Claim Bureau
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815



02 1P
0003171068 FEB 28 2013
MAILED FROM ZIP CODE 08002
\$006.110

Milstead & Associates, LLC
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002

CERTIFIED MAIL



7196 9008 9111 8591 9400

RETURN RECEIPT REQUESTED

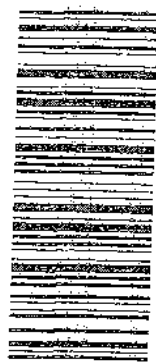
Commonwealth of Pennsylvania
Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105



02 1P
0003171068 FEB 28 2013
MAILED FROM ZIP CODE 08002
\$006.110

CERTIFIED MAIL

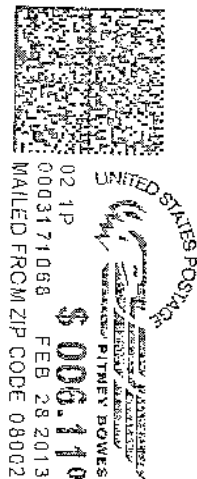
Milstead & Associates, LLC
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002



7196 9006 9111 6591 9431

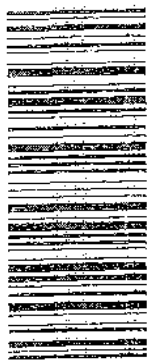
RETURN RECEIPT REQUESTED

Berwick Borough Tax Collector
344 Market Street
Berwick, PA 18603



CERTIFIED MAIL

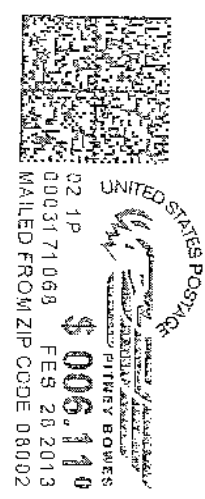
Milstead & Associates, LLC
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002



7196 9006 9111 6591 9424

RETURN RECEIPT REQUESTED

Berwick Area School District
500 Line Street
Berwick, PA 18603



SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LNV CORPORATION
vs.
REBECCA L BLAINE

Case Number
2011CV1114

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires: 12/14/2012

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 613 ELM STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: POSTED

Relation:

Date: 01-03-13 Time: 1530

Deputy: DANGELO Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

| | | | | | |
|----------|--|--|--|--|--|
| Date: | | | | | |
| Time: | | | | | |
| Mileage: | | | | | |
| Deputy: | | | | | |

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

(POSTING)

2011CV1114

613 ELM STREET, BERWICK, PA 18603

EXP: 12/14/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LNV CORPORATION
vs.
REBECCA L BLAINE

Case Number
2011CV1114

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 12/14/2012

Warrant:

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

POSSIBLY AT 907 E 7TH STREET BERWICK

SALEM TWP LNZ. Co.

Serve To:

Name: REBECCA L BLAINE

Primary Address: 613 ELM STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 907 EAST 7TH STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

BLAINE, REBECCA L

2011CV1114

613 ELM STREET, BERWICK, PA 18603

EXP: 12/14/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LVN CORPORATION
vs.
REBECCA L BLAINE

Case Number
2011CV1114

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 12/14/2012

Zone:

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 613 ELM STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: DAVID BLAINE

Relation: OCCUPANT

Date: 11/27/12 Time: 1045

Deputy: DANLELO Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

| | | | | | | |
|----------|--|--|--|--|--|--|
| Date: | | | | | | |
| Time: | | | | | | |
| Mileage: | | | | | | |
| Deputy: | | | | | | |

Service Attempt Notes:

-
-
-
-
-
-

OCCUPANT

2011CV1114

613 ELM STREET, BERWICK, PA 18603

EXP: 12/14/2012



November 21, 2012

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

LVN CORPORATION

VS.

REBECCA L. BLAINE

NO: 2011-CV-1114

Dear Timothy:

The amount due on the sewer account #131812 for the property located at 613 Elm Street Berwick through March 31, 2013 is \$307.55.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Kelly Johnson", is written over the typed name.

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LNK CORPORATION
vs.
REBECCA L BLAINE

Case Number
2011CV1114

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 12/14/2012

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 · Adult In Charge · Posted Other

Adult In Charge: HEATHER HYATT

Relation: TAX OFF. CLERK

Date: 11/20/12

Time: 0820

Deputy: 59

Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

COLUMBIA COUNTY TAX C

2011CV1114

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 12/14/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LNV CORPORATION
vs.
REBECCA L BLAINE

Case Number
2011CV1114

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires: 12/14/2012

Zone:

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Col

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Karen Richenbacher

Relation: Clerk

Date: 11-20-12

Time: 8:25

Deputy: 59

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

2011CV1114

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 12/14/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LNV CORPORATION
vs.
REBECCA L BLAINE

Case Number
2011CV1114

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 12/14/2012

Warrant:

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: Kelly JOHNSON

Relation: Clerk

Date: 11/20/12 Time: 0935

Deputy: 89-54 Mileage:

Attorney / Originator:

Name: MILSTEAD & ASSOCIATES LLC

Phone:

Service Attempts:

| | | | | | | |
|----------|--|--|--|--|--|--|
| Date: | | | | | | |
| Time: | | | | | | |
| Mileage: | | | | | | |
| Deputy: | | | | | | |

Service Attempt Notes:

-
-
-
-
-
-

BERWICK SEWER AUTHORITY

2011CV1114

1108 FREAS AVE, BERWICK, PA 18603

EXP: 12/14/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



LNV CORPORATION
vs.
REBECCA L BLAINE

Case Number
2011CV1114

SERVICE COVER SHEET

Service Details:

| | | | |
|------------------|--|-----------------|------------|
| Category: | Real Estate Sale - Sale Notice | Zone: | |
| Manner: | < Not Specified > | Expires: | 12/14/2012 |
| Notes: | PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS | | |
| | | | |

Serve To:

| | | | |
|---------------------------|--|-------------|--|
| Name: | Connie C. Gingher | | |
| Primary Address: | 1615 Lincoln Avenue Berwick, PA 18603 | | |
| Phone: | 570-752-7442 | DOB: | |
| Alternate Address: | | | |
| Phone: | | | |

Final Service:

| | | | |
|-------------------------|---|-----------------|------|
| Served: | Personally · Adult In Charge · Posted · Other | | |
| Adult In Charge: | CONNIE GINGHER | | |
| Relation: | TAX COLLECTOR | | |
| Date: | 11/20/12 | Time: | 0952 |
| Deputy: | 59-5-11 | Mileage: | |

Attorney / Originator:

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

Service Attempts:

| | | | | | | |
|-----------------|--|--|--|--|--|--|
| Date: | | | | | | |
| Time: | | | | | | |
| Mileage: | | | | | | |
| Deputy: | | | | | | |

Service Attempt Notes:

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

GINGHER, CONNIE C.

2011CV1114

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 12/14/2012

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS MON. TUE. THUR : 9:30 AM - 4 PM
CLOSED WEDNESDAY & FRIDAYS
CLOSED HOLIDAYS

PHONE: 570-752-7442

R: COLUMBIA County

DATE
03/01/2012

BILL NO.
2627

| DESCRIPTION | ASSESSMENT | MILLS | LESS DISCOUNT | TAX AMOUNT DUE | INCL PENALTY |
|--|------------|-------|------------------------|--|---|
| GENERAL | 15,548 | 7.148 | 108.89 | 111.11 | 122.22 |
| SINKING | | 1.345 | 20.49 | 20.91 | 23.00 |
| FIRE | | 1.25 | 19.05 | 19.44 | 20.41 |
| LIGHT | | 1.75 | 26.67 | 27.21 | 28.57 |
| BORO RE | | 11.1 | 169.13 | 172.58 | 181.21 |
| The discount & penalty have been calculated for your convenience | | | PAY THIS AMOUNT | 344.23 April 30 If paid on or before | 351.25 June 30 If paid on or before |
| | | | | | 375.41 June 30 If paid after |

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

BLAINE REBECCA L
907 E SEVENTH ST
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04C-05 -135-00,000
613 ELM ST
.0459 Acres Land 2,500
Buildings 13,048
Total Assessment 15,548

This tax returned
to courthouse on:
January 1, 2013

34423CK 946432

702CK 58395

35125

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

6-30-12

BERWICK AREA SCHOOL DISTRICT

2012 SCHOOL REAL ESTATE DATE 07/01/2012 BILL# 000348

MAKE CHECKS PAYABLE TO:

CONNIE GINGHER
1615 LINCOLN AVE
BERWICK, PA 18603

HOURS MON. TUE. THUR. 9:30AM-4:00PM
CLOSED WEDNESDAY & FRIDAY
CLOSED HOLIDAYS
PHONE 570-752-7442

| DESCRIPTION | ASSESSMENT | RATE | 2% DISC | FACE AMOUNT | 10% PENALTY |
|-------------|------------|---------|------------------------|---|---|
| REAL ESTATE | 15548 | 45.0000 | 685.67 | 699.66 | 769.63 |
| | | | PAY THIS AMOUNT | 685.67 IF PAID ON OR BEFORE Aug. 31 | 769.63 IF PAID ON OR BEFORE Oct. 31 |
| | | | | | IF PAID AFTER Nov. 1 |

NO REFUNDS UNDER \$5.00

| PROPERTY DESCRIPTION | ACCT. |
|--|---|
| PARCEL 04C05 13500000 613 ELM ST 0690-1093 0.05 ACRES | 8471 SCHOOL PENALTY 10% DELINQUENT TAX TO COURTHOUSE DEC. 15 |

Dover
Morgan

8-31

CK 60567

NO PERSONAL CHECKS AFTER DEC. 1, 2012

CK 102034

M
A
I
L
T
O
BLAINE REBECCA L
907 E SEVENTH ST
BERWICK PA 18603

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

LNV CORPORATION
vs.
REBECCA L BLAINE

Case Number
2011CV1114

SERVICE COVER SHEET

Service Details:

| | | | | |
|-----------|--|----------|------------|----------|
| Category: | Real Estate Sale - Sale Notice | | Zone: | |
| Manner: | < Not Specified > | Expires: | 12/14/2012 | 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: | OFF. SEC. | |
| Date: | 11/30/12 | Time: 1015 |
| Deputy: | 59411 | 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

2011CV1114

500 LINE ROAD, BERWICK, PA 18603

EXP: 12/14/2012

Document Receipt

| | | | | | |
|---------|-------|--------------------|------|-----|------------|
| Trans # | 42852 | Carrier / service: | POST | 2PM | 11/19/2012 |
|---------|-------|--------------------|------|-----|------------|

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000018513

Doc Ref #: 162ED2012

PHILADELPHIA PA 19106

Document Receipt

Trans # 42851 Carrier / service: POST 2PM 11/19/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE
DEPARTMENT 281230

Tracking #: 9171924291001000018506

Doc Ref #: 162ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 42850 Carrier / service: POST 2PM 11/19/2012

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000018490

Doc Ref #: 162ED2012

HARRISBURG PA 17105

Document Receipt

| | | | | | |
|---------|-------|--------------------|------|-----|------------|
| Trans # | 42849 | Carrier / service: | POST | 2PM | 11/19/2012 |
|---------|-------|--------------------|------|-----|------------|

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000018483

Doc Ref #: 162ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 42848 Carrier / service: POST 2PM 11/19/2012

Ship to: 42848

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000018476

Doc Ref #: 162ED2012

HARRISBURG PA 17105

Document Receipt

Trans # 42847 Carrier / service: POST 2PM 11/19/2012

Ship to: 42847

UNIFUND CCR PARTNERS

C/O EDWIN ABRAHAMSEN & ASSOC.
120 N KEYSER AVE

Tracking #: 9171924291001000018469

Doc Ref #: 162ED2012

SCRANTON PA 18504

Document Receipt

| | | | | | |
|---------|-------|--------------------|------|-----|------------|
| Trans # | 42846 | Carrier / service: | POST | 2PM | 11/19/2012 |
|---------|-------|--------------------|------|-----|------------|

Ship to: 42846

UNIFUND CCR PARTNERS

10625 TECHWOODS CIRCLE

Tracking #: 9171924291001000018452

Doc Ref #: 162ED2012

CINCINNATI OH 45242

Document Receipt

Trans # 42845 Carrier / service: POST 2PM 11/19/2012

Ship to: 42845
STEPHEN DOUTHAT
PO BOX 151

Tracking #: 9171924291001000018445

Doc Ref #: 162ED2012

NESCOPECK PA 18635

REAL ESTATE OUTLINE

ED # 162-12

DATE RECEIVED 11-16-12
DOCKET AND INDEX 11-19-12

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>106739</u> |

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

| | | |
|--------------------------|----------------------|------------------|
| SALE DATE | <u>Feb. 6, 13</u> | TIME <u>0900</u> |
| POSTING DATE | <u>Jan 3, 13</u> | |
| ADV. DATES FOR NEWSPAPER | 1 ST WEEK | <u>Jan. 16</u> |
| | 2 ND WEEK | <u>23</u> |
| | 3 RD WEEK | <u>30, 13</u> |

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1114

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, FEBRUARY 06, 2013
AT 9:00 O'CLOCK A.M.

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

ALL THAT CERTAIN lot, parcel or piece of land situate in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the northerly side of Elm Street at the corner of an alley; thence along Elm Street in a westerly direction twenty-four feet six inches to a corner; thence northerly parallel with Monroe Street, eighty feet to line of Lot No. 13; thence along line of Line No. 13 in an easterly direction twenty-four feet six inches to an alley; and thence along said alley in a southerly direction eighty feet to the place of BEGINNING.

Title to said Premises vested in Rebecca L. Blaine by Deed from Rebecca L. Blaine and Jeffrey D. Blaine, dated May 6, 1988 and recorded on June 12, 1998 in the Office of the Recorder of Deeds in and for the County of Columbia in Book 690 Page 1093 as Instrument No. 199805201.

Being known as 613 Elm Street, Berwick, PA 18603

Tax Parcel Number: 04C-05-135

PROPERTY ADDRESS: 613 ELM STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-05-135

Seized and taken into execution to be sold as the property of REBECCA L BLAINE in suit of LNV CORPORATION.

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:
MILSTEAD & ASSOCIATES LLC
CHERRY HILL, NJ

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

| | |
|---|---|
| <p>LNv Corporation,</p> <p>Plaintiff,</p> <p>Vs.</p> <p>Rebecca L. Blaine,</p> <p>Defendant(s)</p> | <p>IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA</p> <p>WRIT OF EXECUTION (Mortgage Foreclosure)</p> <p>NO.: 2011-CV-1114</p> <p><i>2012-ED-162</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:

613 Elm Street, Berwick, PA 18603
(see legal description attached)

| | |
|----------------------------|-------------|
| AMOUNT DUE | \$55,814.60 |
| INTEREST | |
| From 10/04/2011 to Date | \$ _____ |
| of Sale at \$9.18 per diem | |
| TOTAL DUE | \$ _____ |
| Plus costs as endorsed | |

Dated: November 16, 2012

(SEAL)

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

Proth & Clerk of Sev. Courts
My Comm. Expires Monday in 2016

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of land situate in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the northerly side of Elm Street at the corner of an alley; thence along Elm Street in a westerly direction twenty-four feet six inches to a corner; thence northerly parallel with Monroe Street, eighty feet to line of Lot No. 13; thence along line of Line No. 13 in an easterly direction twenty-four feet six inches to an alley; and thence along said alley in a southerly direction eighty feet to the place of BEGINNING.

Title to said Premises vested in Rebecca L. Blaine by Deed from Rebecca L. Blaine and Jeffrey D. Blaine, dated May 6, 1988 and recorded on June 12, 1998 in the Office of the Recorder of Deeds in an for the County of Columbia in Book 690 Page 1093 as Instrument No. 199805201.

Being known as 613 Elm Street, Berwick, PA 18603
Tax Parcel Number: 04C-05-135

No. 2011-CV-1114

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

LNV Corporation

vs.

Rebecca L. Blaine

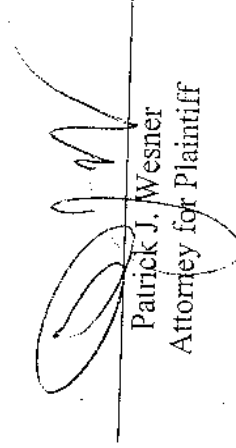
**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Office of Judicial Support

Judg. Fee

Sat.



Patrick J. Wesner
Attorney for Plaintiff

Address: 613 Elm Street, Berwick, PA 18603
907 East 7th Street, Berwick, PA 18603
Where papers may be served

LNv Corporation,

Plaintiff,

Vs.

Rebecca L. Blaine,

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION
(Mortgage Foreclosure)

NO.: 2011-CV-1114

2012-~~ED~~^{ED}-162

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| Plus costs as endorsed | |

Dated: November 16, 2012

(SEAL)

Tami B. Kline

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

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of land situate in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the northerly side of Elm Street at the corner of an alley; thence along Elm Street in a westerly direction twenty-four feet six inches to a corner; thence northerly parallel with Monroe Street, eighty feet to line of Lot No. 13; thence along line of Line No. 13 in an easterly direction twenty-four feet six inches to an alley; and thence along said alley in a southerly direction eighty feet to the place of BEGINNING.

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Being known as 613 Elm Street, Berwick, PA 18603
Tax Parcel Number: 04C-05-135

No. 2011-CV-1114

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

LNV Corporation

vs.

Rebecca L. Blaine

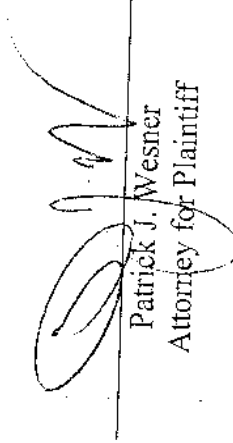
**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Costs

Office of Judicial Support

Judg. Fee

Sat.



Patrick J. Wesner
Attorney for Plaintiff

Address: 613 Elm Street, Berwick, PA 18603
907 East 7th Street, Berwick, PA 18603
Where papers may be served

MILSTEAD & ASSOCIATES, LLC

Attorneys at Law

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

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

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

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

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

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

Lise Ann Thomas, Sr. Foreclosure Administrator
lthomas@milsteadlaw.com

Philadelphia Address:

235 South 13th Street

Philadelphia, PA 19107

Please Reply To: NJ Office
Our File No. 34.15702

November 8, 2012

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

Re: LVN Corporation vs. Rebecca L. Blaine
Case No. 2011-CV-1114

Dear Sir/Madam:

Please serve the defendant(s) as listed below:

Rebecca L. Blaine - 907 East 7th Street, Berwick, PA 18603.

Also post the handbill on the mortgage premises listed below:

613 Elm Street, 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
File No. 34.15702

LNV Corporation,

Plaintiff,

Vs.

Rebecca L. Blaine,

Defendant.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2011-CV-1114

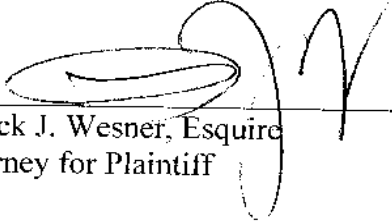
CERTIFICATION

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: November 8, 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 No. 34.15702

LNV Corporation,

Plaintiff,

Vs.

Rebecca L. Blaine,

Defendant.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2011-CV-1114

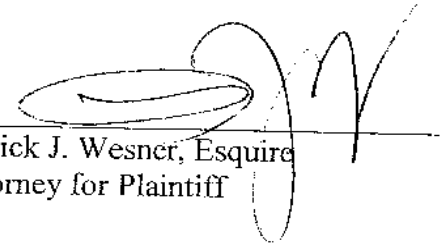
CERTIFICATION

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: November 8, 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 No. 34.15702

LNV Corporation,

Plaintiff,

Vs.

Rebecca L. Blaine,

Defendant.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2011-CV-1114

**AFFIDAVIT OF SERVICE
PURSUANT TO RULE 3129.1**

168

LNV Corporation, 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 613 Elm Street, Berwick, PA 18603:

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

Rebecca L. Blaine
907 East 7th Street
Berwick, PA 18603

Rebecca L. Blaine
613 Elm Street
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:

LNV Corporation
(Plaintiff herein)
1 Corporate Drive
Suite 360
Lake Zurich, IL 60047

Stephen J. Douthat
PO Box 151
Nescopeck, PA 18635

Unifund CCR Partners
10625 Techwoods Circle
Cincinnati, OH 45242

Unifund CCR Partners
c/o Edwin A. Abrahamsen & Associates
120 N. Keyser Avenue
Scranton, PA 18504

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

LNV Corporation
(Plaintiff herein)
1 Corporate Drive
Suite 360
Lake Zurich, IL 60047

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
613 Elm Street
Berwick, PA 18603

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

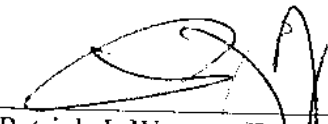
Commonwealth of Pennsylvania
Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

Columbia County Tax Claim Bureau
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815

Berwick Area School District
500 Line St.
Berwick, PA 18603

Berwick Borough Tax Collector
344 Market Street
Berwick, PA 18603

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.



Patrick J. Wesner, Esquire
Attorney for Plaintiff

Date: November 8, 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 No. 34.15702

LNV Corporation,

Plaintiff,

Vs.

Rebecca L. Blaine,

Defendant.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2011-CV-1114

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:

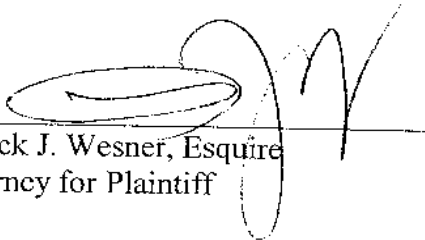
☐ An FHA Mortgage

☐ 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: November 8, 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 No. 34.15702

LNV Corporation,

Plaintiff,

Vs.

Rebecca L. Blaine,

Defendant.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2011-CV-1114

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:

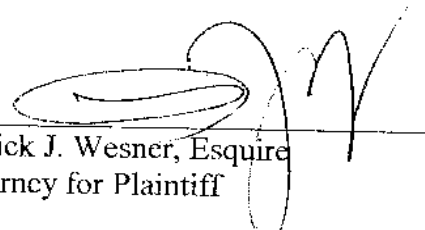
☐ An FHA Mortgage

☐ 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: November 8, 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 No. 34.15702

| | |
|---------------------------|--------------------------------|
| LNV Corporation, | COURT OF COMMON PLEAS |
| Plaintiff, | COLUMBIA COUNTY |
| Vs. | No.: 2011-CV-1114 |
| Rebecca L. Blaine, | AFFIDAVIT OF SERVICE |
| Defendant. | PURSUANT TO RULE 3129.1 |

LNV Corporation, 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 613 Elm Street, Berwick, PA 18603:

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Rebecca L. Blaine
907 East 7th Street
Berwick, PA-18603

Rebecca L. Blaine
613 Elm Street
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:

LNV Corporation
(Plaintiff herein)
1 Corporate Drive
Suite 360
Lake Zurich, IL 60047

Unifund CCR Partners
10625 Techwoods Circle
Cincinnati, OH 45242

Stephen J. Douthat
PO Box 151
Nescopeck, PA 18635

Unifund CCR Partners
c/o Edwin A. Abrahamsen & Associates
120 N. Keyser Avenue
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613 Elm Street
Berwick, PA 18603

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

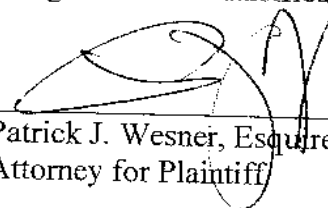
Commonwealth of Pennsylvania
Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

Columbia County Tax Claim Bureau
11 West Main Street
Main Street County Annex
Bloomsburg, PA 17815

Berwick Area School District
500 Line St.
Berwick, PA 18603

Berwick Borough Tax Collector
344 Market Street
Berwick, PA 18603

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.


Patrick J. Wesner, Esquire
Attorney for Plaintiff

Date: November 8, 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 No. 34.15702

LNV Corporation,

Plaintiff,

Vs.

Rebecca L. Blaine,

Defendant.

**COURT OF COMMON PLEAS
COLUMBIA COUNTY**

No.: 2011-CV-1114

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

TAKE NOTICE:

Your house (real estate) at 613 Elm Street, 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 \$55,814.60 obtained by LNV Corporation.

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.

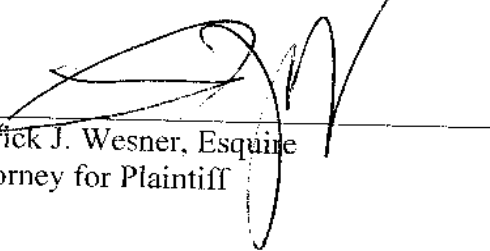
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

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 E. 5th Street
Bloomsburg, PA 17815
570-784-8760

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of land situate in the Borough of Berwick, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the northerly side of Elm Street at the corner of an alley; thence along Elm Street in a westerly direction twenty-four feet six inches to a corner; thence northerly parallel with Monroe Street, eighty feet to line of Lot No. 13; thence along line of Line No. 13 in an easterly direction twenty-four feet six inches to an alley; and thence along said alley in a southerly direction eighty feet to the place of BEGINNING.

Title to said Premises vested in Rebecca L. Blaine by Deed from Rebecca L. Blaine and Jeffrey D. Blaine, dated May 6, 1988 and recorded on June 12, 1998 in the Office of the Recorder of Deeds in an for the County of Columbia in Book 690 Page 1093 as Instrument No. 199805201.

Being known as 613 Elm Street, Berwick, PA 18603
Tax Parcel Number: 04C-05-135

SHORT DESCRIPTION

DOCKET NO: 2011-CV-1114

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

TAX PARCEL NO: 04C-05-135

PROPERTY ADDRESS 613 Elm Street
Berwick, PA 18603

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Rebecca L. Blaine

ATTORNEY'S NAME: Patrick J. Wesner, Esquire

SHERIFF'S NAME: Timothy T. Chamberlain



service1st®

Friends you can bank on.
1419 Montour Blvd • PO Box 159
Danville, PA 17821-9122

2313

*** ONE THOUSAND THREE HUNDRED FIFTY DOLLARS AND 00 ***
*** CENTS ***

PAY

EXACTLY 1,350 Dollars 00 cents

TO THE
ORDER
OF

SHERIFF'S OFFICE OF COLUMBIA COUNTY

VOID AFTER 60 DAYS

Andrew L. Brown

AUTHORIZED SIGNATURE



CU SERVICE CENTERS
The University of Maryland System

No. 0000106739

60-8760/2313

10/19/12

\$1,350.00

⑈0000106739⑈ ⑆231387602⑆⑈90010000⑈78