

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Resi Whole Loan IV vs Brandon & Christopher Kinney

NO. 25-12 ED NO. 1039-11 JD

DATE/TIME OF SALE: May 9 12 2:00

BID PRICE (INCLUDES COST) \$ 5006,00

POUNDAGE - 2% OF BID \$ 100,100

TRANSFER TAX - 2% OF FAIR MKT \$ -

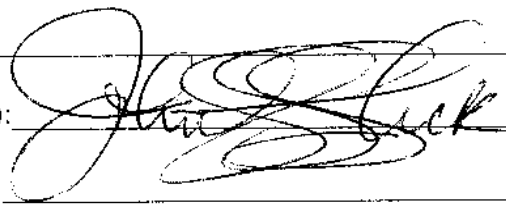
MISC. COSTS \$ 250,100

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3937,70

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 3937,70

LESS DEPOSIT: \$ 1500,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2437,70

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
RESI WHOLE LOAN LLC

vs.

Defendant
BRENDA K KINNEY
CHRISTOPHER KINNEY

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

Sheriff's Sale Date: Wednesday, May 9, 2012

Writ of Execution No. : 2011CV1029

Advance Sheriff Costs: 1,350.00

Location of the real estate: 709 PFAHLER STREET, CATAWISSA, PA 17820

Sheriff Costs

Docketing	15.00
Levy	15.00
Posting Handbill	15.00
Service Mileage	10.00
Crying Sale	10.00
Service	180.00
Prothonotary, Acknowledge Deed	10.00
Advertising Sale Bills & Copies	17.50
Sheriff's Deed	35.00
Distribution Form	25.00
Surcharge	130.00
Advertising Sale (Newspaper)	15.00
Press Enterprise Inc.	1,150.98
Web Posting	100.00
Notary Fee	15.00
Transfer Tax Form	25.00
Mailing Costs	24.00
Copies	6.00
Solicitor Services	75.00
Tax Claim Search	5.00
Sheriff Automation Fund	50.00

Total Sheriff Costs 1,928.48

Municipal Costs

Water	856.07
Sewer	195.30
Other	552.85

ELECTRIC

Total Municipal Costs 1,604.22

Distribution Costs

Recording Fees	55.00
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Total Distribution Costs 55.00

Grand Total: 3,587.70

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)

For Countywide Sheriff Teleconsult, Inc.

MARK J. UDREN, ESQUIRE
NJ MANAGING ATTORNEY

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620
856. 669. 5400
FAX: 856. 669. 5399

TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

May 9, 2012

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

RE: Resi Whole Loan IV, LLC
vs.
Brenda Kathleen Kinney A/K/A Brenda K Kinney
Christopher R. Kinney
Property: 709 Pfahler Street
Catawissa, PA 17820
Columbia County C.C.P. No.: 2011-CV-1029
2012-ED-25
Sheriff's Sale Date: 05/09/2012

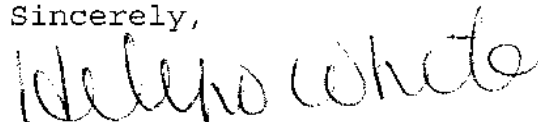
Dear Sir or Madam:

As attorney on the Writ, we are requesting the DEED be recorded in the name of Resi Whole Loan IV LLC, 4600 Regent Blvd. Suite 200 Irving, TX 75063.

Enclosed please find our check in the amount of \$2437.70 payable to the Sheriff of Columbia County. This check represents payment of the sheriff settlement costs, less previous deposit of \$1500.00. Also enclosed please find two original Realty Transfer Tax Statement of Value forms.

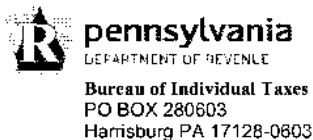
Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,



Helyn White
Legal Assistant

Enclosure



PROPERTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

Deed Tax Paid
Book Number
Page Number
Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT – All inquiries may be directed to the following person:

Name	Telephone Number:		
UDREN LAW OFFICES, PC	856-669-5700		
Street Address	City	State	ZIP Code
111 WOODCREST RD., STE 200	CHERRY HILL	NJ	08003

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)		
Sheriff of Columbia County	Resi Whole Loan IV LLC		
Street Address	Street Address		
35 West Main Street	4600 Regent Blvd. Suite 200		
City	City	State	ZIP Code
Bloomsburg	Irving	TX	75063

C. REAL ESTATE LOCATION

Street Address	City, Township, Borough	
709 Pfahler Street	Borough of Catawissa	
County	School District	Tax Parcel Number
Columbia	Southern Columbia Area	08-06-074

D. VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$5000.00	+0	=\$5000.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$11,636.00	X 3.79	\$44,100.44

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

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
100%	100%	100%

2. Check Appropriate Box Below for Exemption Claimed

Will or intestate succession.

(Name of Decedent)

(Estate File Number)

- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer From a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.)
Transfer from the Sheriff to the mortgagee as a result of an action in mortgage foreclosure.

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
<i>Debra White</i>	5/2/12

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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTANT PAPER WITH MICROPRINTED BORDER

28640

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



3-7568/2360

NUMBER
28640

Two Thousand Four Hundred Thirty-Seven and 70/100.....

DATE
May 09, 2012

AMOUNT
*****2,437.70

PAY
TO THE
ORDER
OF

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

VOID AFTER 90 DAYS

Handwritten signature

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

⑈028640⑈

⑈236075689⑈

9500077186⑈



Phone: (570) 356-2561

CATAWISSA BOROUGH
307 MAIN STREET
CATAWISSA, PA 17820
Email: cataboro@catawissaboro.com

Fax: (570)356-2794

May 3, 2012

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

Dear Sheriff Chamberlain,

Below is the amounts owed to the Catawissa Borough electric and sewer for:

1. NO. 2011-CV-1029 Brenda Kathleen & Christopher R. Kinney

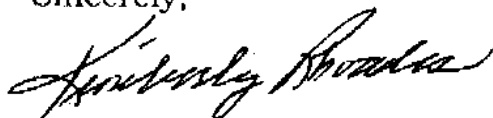
ELECTRIC AMOUNT OWED: \$552.85**SEWER AMOUNT OWED: \$195.30****TOTAL AMOUNT OWED: \$748.15**

2. NO. 2012-ED-17 Karen Hoyes

ELECTRIC AMOUNT OWED: \$2,172.13**SEWER AMOUNT OWED: \$172.00****TOTAL AMOUNT OWED: \$2,344.13**

Thank you for your time and consideration.

Sincerely,



Kimberly Rhoades
Secretary

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1029

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, May 09, 2012
AT 9:00 O'CLOCK A.M.**

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

All that certain house and lot situate on Pfahler Street in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at an iron pin on the North side of Pfahler Street in the said Borough of Catawissa and running along lot now or formerly of John Troy, North 45 degrees 20 Minutes East, 75 feet to an iron pin being the Northwest corner of another lot now or formerly of the said John Troy, and running by this second lot, South 34 degrees 10 minutes East, 80 feet to an iron pin on North side of Pfahler Street, and then along North side of Pfahler Street, North 82 degrees, West, 98 feet to the place of beginning.

Tax ID No: 08-06-074

For information purposes only property is also known as:

709 Pearler Street

Catawissa, PA 17820-1123

BEING KNOWN AS: 709 PFAHLER STREET, CATAWISSA, PA 17820

PROPERTY ID NO.: 08-06-074

TITLE TO SAID PREMISES IS VESTED IN Brenda Kathleen Kinney BY DEED FROM Mary Jo Romig, individually and as

Administratrix of Estate of David L. Romig, deceased DATED 09/06/2005 RECORDED 09/07/2005 IN DEED BOOK Instrument

#200509597.

PROPERTY ADDRESS: 709 PFAHLER STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-06-074

Selzed and taken into execution to be sold as the property of BRENDA K KINNEY, CHRISTOPHER KINNEY in suit of RESI WHOLE LOAN LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

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

deposes and says that Press Enterprise is office and place of business at 3185 bbia and State of Pennsylvania, and was en published daily, continuously in said ached notice April 18, 25 and May 2, 2012 officers or publisher or designated agent of gal advertisement was published; that 1 the subject matter of said notice and egoing statement as to time, place, and

1 day of May 2012

na L. Kishbaugh
(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Donna L. Kishbaugh, Notary Public

Scott Twp., Columbia County

My Commission Expires Oct. 11, 2013

Member, Pennsylvania Association of Notaries

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

Catawissa Water Authority

Borough of Catawissa

19 Schoolhouse Road

P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Fax: 570-356-7695

May 2, 1021

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

RE: Deutsche Bank National Trust Co. vs. Karen L Hoyes
Docket # 2010-CV-1010 2012-ED-17

and

RE: Resi Whole Loan IV, LLV vs. Brenda & Christopher Kinney
Docket # 2011-CV-1029

Dear Sheriff Chamberlain:

Following are the water utility amounts owed to the Catawissa Water Authority by the above referenced properties.

The following is a summation of amounts owed as of May 2, 2012:

Karen (and David) Hoyes - 147 & 149 South 2 nd St., Catawissa, PA	\$ 68.20
Brenda & Christopher Kinney - 709 Pfahler St., Catawissa, PA (The Authority filed a lien against this property on 3/30/11)	\$ 856.07

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



RESI WHOLE LOAN LLC
vs.
BRENDA K KINNEY (et al.)

Case Number
2011CV1029

SHERIFF'S RETURN OF SERVICE

04/03/2012 05:00 PM - DEPUTY SCOTT MAYERNICK, 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 709 PFAHLER STREET, CATAWISSA, PA 17820.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 04, 2012

NOTARY

Affirmed and subscribed to before me this

4TH day of APRIL, 2012

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

RESI WHOLE LOAN LLC
vs.
BRENDA K KINNEY (et al.)

Case Number
2011CV1029

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	03/22/2012
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	709 PFAHLER STREET CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	Posted
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	4-3-12	Time:	17:00
Deputy:	4	Mileage:	

Attorney / Originator:

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

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

(POSTING)

2011CV1029

709 PFAHLER STREET, CATAWISSA, PA 17820

EXP: 03/22/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



RESI WHOLE LOAN LLC
vs.
BRENDA K KINNEY (et al.)

Case Number
2011CV1029

SHERIFF'S RETURN OF SERVICE

02/23/2012 02:25 PM - DEPUTY JOSEPH DEVANEY, 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 ALLEN HUNSINGER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BRENDA K KINNEY AT 365 MCHENRY AVENUE, BENTON, PA 17814.


JOSEPH DEVANEY, DEPUTY

SO ANSWERS,

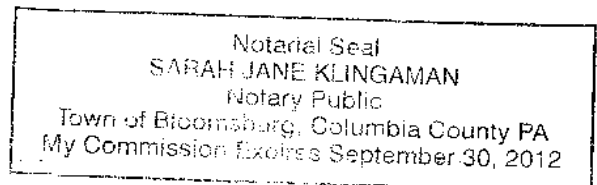

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 24, 2012

NOTARY

Affirmed and subscribed to before me this

24TH day of FEBRUARY, 2012





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

Printed Name of Notary Public

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



RESI WHOLE LOAN LLC
vs.
BRENDA K KINNEY (et al.)

Case Number
2011CV1029

SHERIFF'S RETURN OF SERVICE

03/07/2012 09:15 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 THE DEFENDANT, TO WIT: CHRISTOPHER KINNEY AT 909A WEST FRONT STREET, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,

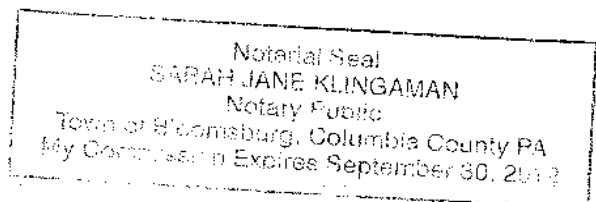

TIMOTHY T. CHAMBERLAIN, SHERIFF

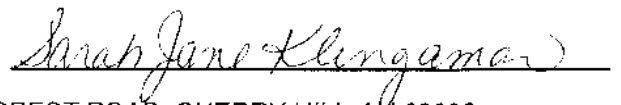
March 09, 2012

NOTARY

Affirmed and subscribed to before me this

9TH day of MARCH 2012





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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

RESI WHOLE LOAN LLC
vs.
BRENDA K KINNEY (et al.)

Case Number
2011CV1029

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/22/2012
Warrant:			
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <i>HESS. MORRIS - LIVING HERE 1 MONTH</i> <i>CHK P.O. ✓ ✓ JURY - SAME ADDRESS</i>		

Serve To:

Name:	CHRISTOPHER KINNEY
Primary Address:	408 WEST FRONT STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	<i>409 A W. FRONT ST.</i>
	<i>BERWICK</i>
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	<i>CHRISTOPHER KINNEY</i>
Relation:	
Date:	<i>03 07 12</i>
Time:	<i>0915</i>
Deputy:	<i>DANCOLO</i>
Mileage:	

Attorney / Originator:

Name:	UDREN LAW OFFICES, PC
Phone:	

Service Attempts:

Date:	<i>03 07 12</i>					
Time:	<i>0915</i>					
Mileage:						
Deputy:	<i>DANCOLO</i>					

Service Attempt Notes:

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

KINNEY, CHRISTOPHER

2011CV1029

408 WEST FRONT STREET, BERWICK, PA 18603

EXP: 03/22/2012

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

REAL ESTATE TAX CERTIFICATION

Date: 02/29/2012

Fee: \$5.00

Cert. NO: 11547

KINNEY BRENDA KATHLEEN
PO BOX 113
BENTON PA 17814

District: CATAWISSA BORO
Deed: 20050 -9597
Location: 709 PFAHLER ST
Parcel Id:08 -06 -074-00,000

Assessment: 11,636
Balances as of 02/29/2012

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

By: Columbia Co. Sheriff

Per: Tim Chamberlain
(HPL)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

RESI WHOLE LOAN LLC
vs.
BRENDA K KINNEY (et al.)

Case Number
2011CV1029

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice			Zone:	
Manner:	< Not Specified >	Expires:	03/22/2012	Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS				

Serve To:

Name:	BRENDA K KINNEY		
Primary Address:	365 MCHENRY AVENUE BENTON, PA 17814		
Phone:		DOB:	
Alternate Address:	365 MCHENRY AVENUE BENTON, PA 17814		
Phone:			

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	ALLEN HUNSMAN		
Relation:	FRIEND (Boy Friend)		
Date:	2/23/12	Time:	1425
Deputy:	S-11	Mileage:	

Attorney / Originator:

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

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

KINNEY, BRENDA K

2011CV1029

365 MCHENRY AVENUE, BENTON, PA 17814

EXP: 03/22/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

RESI WHOLE LOAN LLC
vs.
BRENDA K KINNEY (et al.)

Case Number
2011CV1029

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/22/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Domestic Relations Office of Columbia
Primary Address:	15 Perry Avenue Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted <u>Other</u>		
Adult In Charge:	JOE HORVAT		
Relation:	DEF DIRECTOR		
Date:	2/23/12	Time:	0840
Deputy:	59	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS

2011CV1029

15 PERRY AVENUE, BLOOMSBURG, PA 17815

EXP: 03/22/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

RESI WHOLE LOAN LLC
vs.
BRENDA K KINNEY (et al.)

Case Number
2011CV1029

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/22/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	CATAWISSA BOROUGH
Primary Address:	307 MAIN STREET CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · <u>Other</u>		
Adult In Charge:	KIMBERLY RHOADES See		
Relation:			
Date:	2/23/12	Time:	1105
Deputy:	S-11	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

CATAWISSA BOROUGH

2011CV1029

307 MAIN STREET, CATAWISSA, PA 17820

EXP: 03/22/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

RESI WHOLE LOAN LLC
vs.
BRENDA K KINNEY (et al.)

Case Number
2011CV1029

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/22/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	CATAWISSA WATER AUTHORITY
Primary Address:	19 SCHOOLHOUSE ROAD CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	ALICE SNYDER		
Relation:	SECRETARY CATAWISSA WATER AUTH		
Date:	7/23/12	Time:	1055
Deputy:	S-11	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

CATAWISSA WATER

2011CV1029

19 SCHOOLHOUSE ROAD, CATAWISSA, PA 17820

EXP: 03/22/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

RESI WHOLE LOAN LLC
vs.
BRENDA K KINNEY (et al.)

Case Number
2011CV1029

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/22/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Paula Clark		
Primary Address:	138 South Street Catawissa, PA 17820		
Phone:	570-356-2189	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	<u>Personally</u> Adult In Charge · Posted · Other		
Adult In Charge:	PAULA CLARK BA		
Relation:	DEFENDANT		
Date:	2/23/12	Time:	1050
Deputy:	S-11	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. SERVED AT PLACE OF WORK - CATAWISSA BOTTLING, FISHER AVE - CATAWISSA, PA.
2. _____
3. _____
4. _____
5. _____
6. _____

CLARK, PAULA

2011CV1029

138 SOUTH STREET, CATAWISSA, PA 17820

EXP: 03/22/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

RESI WHOLE LOAN LLC
vs.
BRENDA K KINNEY (et al.)

Case Number
2011CV1029

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/22/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

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

Final Service:

Served:	Personally · Adult In Charge · Posted <u>Other</u>
Adult In Charge:	HEATHER HYATT
Relation:	TAX CLERK
Date:	2/23/12
Time:	0825
Deputy:	S-9
Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX

2011CV1029

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 03/22/2012

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



James D. Arter
Chief Deputy

RESI WHOLE LOAN LLC
vs.
BRENDA K KINNEY (et al.)

Case Number
2011CV1029

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	03/22/2012
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	709 PFAHLER STREET CATAWISSA, PA 17820
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:			
Relation:	SALES NOTICE POST ON FRONT DOOR		
Date:	2/24/12	Time:	1015
Deputy:	S-4	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:	2/23/12					
Time:	0930					
Mileage:						
Deputy:	S9-S11					

Service Attempt Notes:

1. 2/23/12 - House is abandoned. LEFT CARD.
2. _____
3. _____
4. _____
5. _____
6. _____

OCCUPANT

2011CV1029

709 PFAHLER STREET, CATAWISSA, PA 17820

EXP: 03/22/2012

REAL ESTATE OUTLINE

ED # 25-12

DATE RECEIVED 2-22-12
DOCKET AND INDEX 2 2-22-12

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR <u>1500.00</u>	<u>✓</u>	CK# <u>23745</u>

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

SALE DATE	<u>May 16, 12</u>	TIME <u>2:00</u>
POSTING DATE	<u>May 2, 12</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>May 3, 12</u>	
	2 ND WEEK <u>May 10, 12</u>	
	3 RD WEEK <u>May 17, 12</u>	

Document Receipt

Trans # 15265 Carrier / service: POST 2PM 2/22/2012

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000012788

Doc Ref #: 25ED2012

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 15264 Carrier / service: POST 2PM 2/22/2012

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

PHILADELPHIA PA 19106

Tracking #: 9171924291001000012771

Doc Ref #: 25ED2012

Document Receipt

Trans # 15263 Carrier / service: POST 2PM 2/22/2012

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000012764

DEPARTMENT 281230

Doc Ref #: 25ED2012

HARRISBURG PA 17128

Document Receipt

Trans # 15262 Carrier / service: POST 2PM 2/22/2012

Ship to: fair

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

HARRISBURG PA 17105

Tracking #: 9171924291001000012757

Doc Ref #: 25ED2012

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

pleadings@udren.com

Resi Whole Loan IV, LLC
Plaintiff

v.

BRENDA KATHLEEN KINNEY A/K/A
BRENDA K KINNEY, CHRISTOPHER R.
KINNEY,

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-1029

2012-ED-25

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1

Plaintiff, by its/his/her Attorney hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: 5/7/12

UDREN LAW OFFICES, P.C.

BY: Paige M. Bellino
Attorneys for Plaintiff

PAIGE M. BELLINO, ESQUIRE
PA ID 309091

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

ATTORNEY FOR PLAINTIFF

Resi Whole Loan IV, LLC
Plaintiff

v.

Brenda Kathleen Kinney a/k/a Brenda K Kinney
Christopher R. Kinney

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-1029
2012-EP-25

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

Resi Whole Loan IV, LLC, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

709 Pfahler Street, Catawissa, PA 17820

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

Brenda Kathleen Kinney a/k/a Brenda K Kinney
365 McHenry Avenue
Benton, PA 17814

Christopher R. Kinney
909A West Front Street
Berwick, PA 18603

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

Brenda Kathleen Kinney a/k/a Brenda K Kinney
365 McHenry Avenue
Benton, PA 17814

Christopher R. Kinney
909A West Front Street
Berwick, PA 18603

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

Jr Lien Holders - None

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

Resi Whole Loan IV, LLC
1525 S. Beltline Rd.
Coppell, TX 75019

Sr Mortgage Holders - None
Jr Mortgage Holders - None

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

Sr lien Holders - None

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

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

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

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

Tenants/Occupants
709 Pfahler Street
Catawissa, PA 17820

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

Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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

DATED: 5/7/12

MJU#: 11060083 CASE#: 11060083-1

UDREN LAW OFFICES, P.C.

BY: Paige M. Bellino
Attorney for Plaintiff

PAIGE M. BELLINO, ESQUIRE
PA ID 309091

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

ATTORNEY FOR PLAINTIFF

Resi Whole Loan IV, LLC
Plaintiff

v.

BRENDA KATHLEEN KINNEY A/K/A
BRENDA K KINNEY AND
CHRISTOPHER R. KINNEY;
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-1029
2012-ED-25

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

**OWNER(S): BRENDA KATHLEEN KINNEY A/K/A BRENDA K KINNEY AND
CHRISTOPHER R. KINNEY;**

PROPERTY: 709 Pfahler Street, Catawissa, PA 17820

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale on May 9, 2012 at 9:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

MJU#: 11060083 CASE#: 11060083-1

Name and Address of Sender		Name of Addressee, Street, and Post Office Address		<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified	<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail	Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance	Affix stamp here if issued as certificate of mailing or for additional copies of this bill.	Postmark and Date of Receipt			Remarks	
Line	Article Number			Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee
1		Audra Gragilla UDREN LAW OFFICES, P.C. 111 Wooster Road, Suite 200 Cherry Hill, NJ 08003										
2		Resti Whole Loan IV, LLC 1525 S. Bellline Rd. Coppell, TX 75019 Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815										
3		Columbia County Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815										
4		Commonwealth of PA, Department of Revenue Bureau of Compliance PO Box 281230 Harrisburg, PA 17128-1230 Tenants/Occupants 709 Pfahler Street Catawissa, PA 17820										
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R990, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

Postmaster, Per (Name of Receiving Employee)

Total Number of Pieces Received at Post Office

Total number of Pieces Listed by Sender

5 912

Form Must be Completed by Typewriter, Ink or Ball Point Pen

PS Form 3877, February 1994

Brenda Kathleen Kinney a/k/a Brenda K Kinney - MJU# 11060083-1 (Columbia County)

Christopher R. Kinney - MJU# 11060083-1 (Columbia County) 5/9/12

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



RESI WHOLE LOAN LLC
vs.
BRENDA K KINNEY (et al.)

Case Number
2011CV1029

SHERIFF'S RETURN OF SERVICE

02/23/2012 02:25 PM - DEPUTY JOSEPH DEVANEY, 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 ALLEN HUNSINGER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR BRENDA K KINNEY AT 365 MCHENRY AVENUE, BENTON, PA 17814.


JOSEPH DEVANEY, DEPUTY

SO ANSWERS,

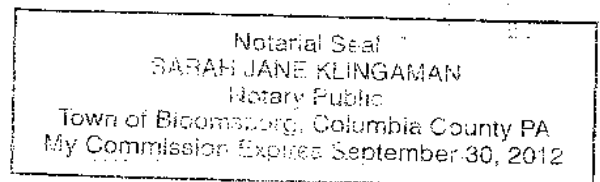

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 24, 2012

NOTARY

Affirmed and subscribed to before me this

24TH day of FEBRUARY, 2012



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

Copyright Lexipol, Inc. 2011/02/24

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

James D. Arter
Chief Deputy



RESI WHOLE LOAN LLC
vs.
BRENDA K KINNEY (et al.)

Case Number
2011CV1029

SHERIFF'S RETURN OF SERVICE

03/07/2012 09:15 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 THE DEFENDANT, TO WIT: CHRISTOPHER KINNEY AT 909A WEST FRONT STREET, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,

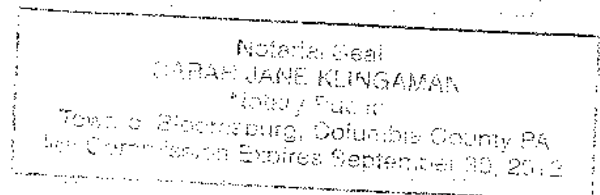

TIMOTHY T. CHAMBERLAIN, SHERIFF

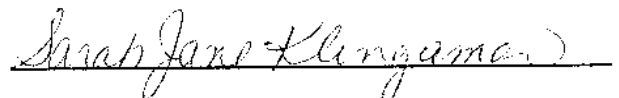
March 09, 2012

NOTARY

Affirmed and subscribed to before me this

9TH day of MARCH, 2012





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

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

ATTORNEY FOR PLAINTIFF

Resi Whole Loan IV, LLC
Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

**Brenda Kathleen Kinney a/k/a Brenda K
Kinney
Christopher R. Kinney**

Defendant(s)

MORTGAGE FORECLOSURE

NO. 2011-CV-1029

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

Resi Whole Loan IV, LLC, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

709 Pfahler Street, Catawissa, PA 17820

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

**Brenda Kathleen Kinney a/k/a Brenda K Kinney
365 McHenry Avenue
Benton, PA 17814**

**Christopher R. Kinney
408 West Front Street
Berwick, PA 18603**

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

**Brenda Kathleen Kinney a/k/a Brenda K Kinney
365 McHenry Avenue
Benton, PA 17814**

**Christopher R. Kinney
408 West Front Street
Berwick, PA 18603**

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

Jr Lien Holders - None

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

**Resi Whole Loan IV, LLC
1525 S. Beltline Rd.
Coppell, TX 75019**

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - None

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

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

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

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

**Tenants/Occupants
709 Pfahler Street
Catawissa, PA 17820**

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

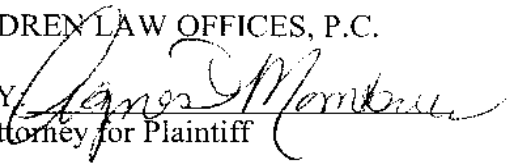
Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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

DATED: _____

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

**AGNES MOMBRUN, ESQUIRE
PA ID 309356**

MJU#: 11060083 CASE#: 11060083-1

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1029

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:

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 house and lot situate on Pfahler Street in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at an iron pin on the North side of Pfahler Street in the said Borough of Catawissa and running along lot now or formerly of John Troy, North 45 degrees 20 Minutes East, 75 feet to an iron pin being the Northwest corner of another lot now or formerly of the said John Troy, and running by this second lot, South 34 degrees 10 minutes East, 80 feet to an iron pin on North side of Pfahler Street, and then along North side of Pfahler Street, North 82 degrees, West, 98 feet to the place of beginning.

Tax ID No: 08-06-074

For information purposes only property is also known as:

709 Pearler Street

Catawissa, PA 17820-1123

BEING KNOWN AS: 709 PFAHLER STREET, CATAWISSA, PA 17820

PROPERTY ID NO.: 08-06-074

TITLE TO SAID PREMISES IS VESTED IN Brenda Kathleen Kinney BY DEED FROM Mary Jo Romig, individually and as Administratrix of Estate of David L. Romig, deceased DATED 09/06/2005 RECORDED 09/07/2005 IN DEED BOOK Instrument #200509597.

PROPERTY ADDRESS: 709 PFAHLER STREET, CATAWISSA, PA 17820

UPI / TAX PARCEL NUMBER: 08-06-074

Seized and taken into execution to be sold as the property of BRENDA K KINNEY, CHRISTOPHER KINNEY in suit of RESI WHOLE LOAN LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE:** FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

ATTORNEY FOR PLAINTIFF

Resi Whole Loan IV, LLC
Plaintiff

v.

Brenda Kathleen Kinney a/k/a Brenda K
Kinney
Christopher R. Kinney

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

2013-ED-25

NO. 2011-CV-1029

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

709 Pfahler Street, Catawissa, PA 17820

Amount due

\$ 60,682.55

Interest From 08/23/2011
to Date of Sale

\$ _____

*Ongoing Per Diem of \$13.06
to actual date of sale including if sale is
held at a later date*

(Costs to be added)

Tamara B. Kline
PROTHONOTARY

Prothonotary

By

Barbara N. Silvestri
Clerk

Date

02-22-13

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

MJU#: 11060083 CASE#: 11060083-1

MARK J. UDREN, ESQUIRE
NJ MANAGING ATTORNEY

TINA MARIE RICH
OFFICE ADMINISTRATOR

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620
856 . 669 . 5400
FAX: 856 . 669 . 5399

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

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

Re: **Resi Whole Loan IV, LLC**
vs.
Brenda Kathleen Kinney a/k/a Brenda K Kinney
Christopher R. Kinney

Columbia County C.C.P. No. 2011-CV-1029

Dear Sir or Madam:

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

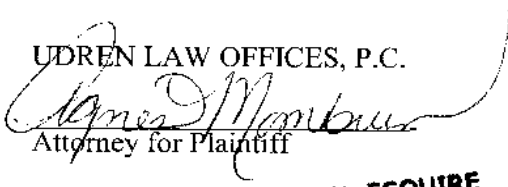
BRENDA KATHLEEN KINNEY A/K/A BRENDA K KINNEY
365 MCHENRY AVENUE
BENTON, PA 17814

CHRISTOPHER R. KINNEY
408 WEST FRONT STREET
BERWICK, PA 18603

SPECIAL INSTRUCTIONS:

Please then, **POST** the property with the Handbill at **709 Pfahler Street, Catawissa, PA 17820.**

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

AGNES MOMBRUN, ESQUIRE
PA ID 309356

MARK J. UDREN, ESQUIRE
NJ MANAGING ATTORNEY

TINA MARIE RICH
OFFICE ADMINISTRATOR

UDREN LAW OFFICES, P.C.
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vs.
Brenda Kathleen Kinney a/k/a Brenda K Kinney
Christopher R. Kinney

Columbia County C.C.P. No. 2011-CV-1029

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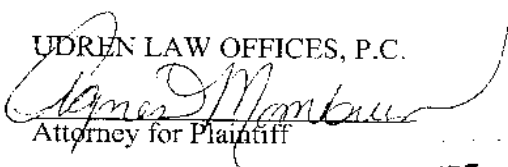
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365 MCHENRY AVENUE
BENTON, PA 17814

CHRISTOPHER R. KINNEY
408 WEST FRONT STREET
BERWICK, PA 18603

SPECIAL INSTRUCTIONS:

Please then, **POST** the property with the Handbill at **709 Pfahler Street, Catawissa, PA 17820.**

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

AGNES MOMBRUN, ESQUIRE
PA ID 309356

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD

SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620

856 . 669 . 5400

FAX: 856 . 669 . 5399

MARK J. UDREN, ESQUIRE
ADMITTED NJ, PA, FL

TINA MARIE RICH
Director of Operations

FREDDIE MAC

PENNSYLVANIA

DESIGNATED COUNSEL

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

Re: **Resi Whole Loan IV, LLC**
vs.
Brenda Kathleen Kinney a/k/a Brenda K Kinney
Christopher R. Kinney

Columbia County C.C.P. No. **2011-CV-1029**

Dear Sir or Madam:

Kindly Issue the Writ of Execution and transmit the appropriate documents to the Sheriff, together with the sale deposit check for the Sheriff of **Columbia** County.

All necessary documents to establish the above are enclosed, together with a check to cover your fee therefor.

After time stamping, kindly return to me the enclosed copy of the Praecept to Issue Writ of Execution in the enclosed stamped self addressed envelope.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance with this matter.

Sincerely yours,

Cara Stears
Foreclosure Specialist

MJU/
Enclosures

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

ATTORNEY FOR PLAINTIFF

Resi Whole Loan IV, LLC
Plaintiff

v.

**Brenda Kathleen Kinney a/k/a Brenda K
Kinney
Christopher R. Kinney**

Defendant(s)

**COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County**

MORTGAGE FORECLOSURE

NO. 2011-CV-1029

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

Resi Whole Loan IV, LLC, Plaintiff in the above action, by its undersigned attorney, upon information and belief, Udren Law Offices, P.C., sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at:

709 Pfahler Street, Catawissa, PA 17820

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

**Brenda Kathleen Kinney a/k/a Brenda K Kinney
365 McHenry Avenue
Benton, PA 17814**

**Christopher R. Kinney
408 West Front Street
Berwick, PA 18603**

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

**Brenda Kathleen Kinney a/k/a Brenda K Kinney
365 McHenry Avenue
Benton, PA 17814**

**Christopher R. Kinney
408 West Front Street
Berwick, PA 18603**

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

Jr Lien Holders - None

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

**Resi Whole Loan IV, LLC
1525 S. Beltline Rd.
Coppell, TX 75019**

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - None

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

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

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

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

**Tenants/Occupants
709 Pfahler Street
Catawissa, PA 17820**

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

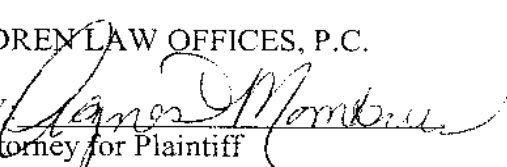
Federal Tax Lien Holders - None

Condo/Homeowners Association - None

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

DATED: _____

UDREN LAW OFFICES, P.C.

BY 
Attorney for Plaintiff

**AGNES MOMBRUN, ESQUIRE
PA ID 309356**

MJU#: 11060083 CASE#: 11060083-1

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

ATTORNEY FOR PLAINTIFF

Resi Whole Loan IV, LLC
Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

Brenda Kathleen Kinney a/k/a Brenda K
Kinney
Christopher R. Kinney

MORTGAGE FORECLOSURE

Defendant(s)

NO. 2011-CV-1029

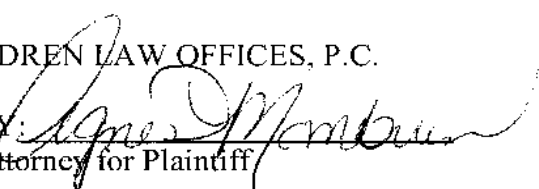
CERTIFICATE OF ACT 91

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

- ☒ Act 91 procedures have been fulfilled
- ☐ Premises is not subject to the provisions of Act 91
as this is an FHA insured mortgage

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

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

**AGNES MOMBRUN, ESQUIRE
PA ID 309356**

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

ATTORNEY FOR PLAINTIFF

Resi Whole Loan IV, LLC
Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

Brenda Kathleen Kinney a/k/a Brenda K
Kinney
Christopher R. Kinney

MORTGAGE FORECLOSURE

Defendant(s)

NO. 2011-CV-1029

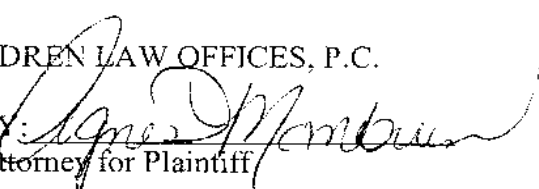
CERTIFICATE OF ACT 91

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

- ☒ Act 91 procedures have been fulfilled
- ☐ Premises is not subject to the provisions of Act 91
as this is an FHA insured mortgage

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unsworn falsification to authorities.

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

AGNES MOMBRUN, ESQUIRE
PA ID 309356

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

pleadings@udren.com

Resi Whole Loan IV, LLC
Plaintiff

v.

Brenda Kathleen Kinney a/k/a Brenda K
Kinney
Christopher R. Kinney

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-1029

AFFIDAVIT OF LAST KNOWN ADDRESS
UNDER RULE 76

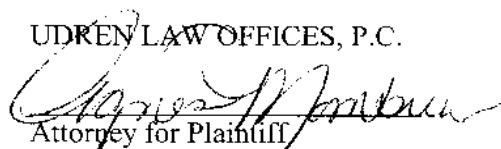
The Defendant(s) last known address is as follows:

BRENDA KATHLEEN KINNEY A/K/A BRENDA K KINNEY
365 MCHENRY AVENUE
BENTON, PA 17814

CHRISTOPHER R. KINNEY
408 WEST FRONT STREET
BERWICK, PA 18603

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

UDREN LAW OFFICES, P.C.



Attorney for Plaintiff

AGNES MOMBRUN, ESQUIRE
PA ID 309356

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

ATTORNEY FOR PLAINTIFF

Resi Whole Loan IV, LLC
Plaintiff

v.

BRENDA KATHLEEN KINNEY A/K/A
BRENDA K KINNEY, CHRISTOPHER R.
KINNEY

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-1029

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: Brenda Kathleen Kinney a/k/a Brenda K Kinney
365 McHenry Avenue
Benton, PA 17814**

Your house (real estate) at **709 Pfahler Street, Catawissa, PA 17820** is scheduled to be sold at the Sheriff's Sale on at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$60,682.55**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

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

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

ATTORNEY FOR PLAINTIFF

Resi Whole Loan IV, LLC
Plaintiff

v.

BRENDA KATHLEEN KINNEY A/K/A
BRENDA K KINNEY, CHRISTOPHER R.
KINNEY

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-1029

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ATTORNEY FOR PLAINTIFF

Resi Whole Loan IV, LLC
Plaintiff

v.

BRENDA KATHLEEN KINNEY A/K/A
BRENDA K KINNEY; CHRISTOPHER
R. KINNEY;

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-1029

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Date: _____

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

AGNES MOMBRUN, ESQUIRE
PA ID 309356

All that certain house and lot situate on Pfahler Street in the Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at an iron pin on the North side of Pfahler Street in the said Borough of Catawissa and running along lot now or formerly of John Troy, North 45 degrees 20 minutes East, 75 feet to an iron pin being the Northwest corner of another lot now or formerly of the said John Troy, and running by this second lot, South 34 degrees 10 minutes East, 80 feet to an iron pin on North side of Pfahler Street, and then along North side of Pfahler Street, North 82 degrees, West, 98 feet to the place of beginning.

Tax ID No: 08-06-074

For information purpose only property is also known as:
709 Peatler St.
Catawissa, PA 17820-1123

BEING KNOWN AS: 709 Pfahler Street, Catawissa, PA 17820

PROPERTY ID NO.: 08-06-074

TITLE TO SAID PREMISES IS VESTED IN Brenda Kathleen Kinney BY DEED FROM Mary Jo Romig, indivually and as Administratrix of the Estate of David L. Romig, deceased DATED 09/06/2005 RECORDED 09/07/2005 IN DEED BOOK Instrument # 2005-09597.

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

23745

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT

111 WOODCREST ROAD
CHERRY HILL, NJ 08003



3-7568/2360

NUMBER
23745

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

DATE
February 09, 2012

AMOUNT
*****1,500.00

VOID AFTER 90 DAYS

**PAY
TO THE
ORDER
OF**

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

Handwritten signature

023745 12360756891

9500077188

THIS DOCUMENT CONTAINS MICROPRINTED BORDER. RED IMAGE DISAPPEARS WITH HEAT.