

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV1349

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, piece or parcel of land, together with the improvements thereon erected, lying and being situate on the Easterly side of LaSalle Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Easterly side of LaSalle Street one hundred and sixty (160) feet, more or less, from the intersection of the Easterly side of LaSalle Street, with the Southerly side of Sycamore Street; thence in an Easterly direction a distance of one hundred and forty (140) feet to the Westerly side of a fifteen (15) foot alley; thence in a Southerly direction a distance of forty (40) feet, along the Westerly side of said alley, to the Northeasterly corner of Lot Number Five (5) Section Five (5); thence in a Westerly direction along the Northerly side of Lot Number Five (5) Section Five (5) a distance of one hundred and forty (140) feet to the Easterly side of LaSalle Street; thence in a Northerly direction a distance of forty (40) feet along the Easterly side of LaSalle Street to the point, the place of beginning.

UNDER AND SUBJECT TO all conditions, covenants and restrictions of record.

TITLE TO SAID PREMISES VESTED IN Dennis E. Banks and Leoma Banks, by Deed from The Secretary of Veterans Affairs, an officer of the United States of America, dated 02/03/2006, recorded 03/29/2006 in Instrument Number 200603133.

Premises being: 422 LASALLE STREET, BERWICK, PA 18603-2912

Tax Parcel # 04C-05-177-00,000

PROPERTY ADDRESS: 422 LASALLE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-05-177

Seized and taken into execution to be sold as the property of DENNIS BANKES, LEOMA BANKES in suit of PENNYMAC MORTGAGE INVESTMENT TRUST HOLDING 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:
PHELAN HALLINAN & SCHIMMIG LLP
PHILADELPHIA, PA 215-563-7000

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

law deposes and says that Press Enterprise is
nal office and place of business at 3185
lumbia and State of Pennsylvania, and was
s been published daily, continuously in said
attached notice March 13, 20, 27, 2013
or designated agent of the owner or publisher of
published; that neither the affiant nor Press
id notice and advertisement and that all of the
place, and character of publication are true.

27th day of March 2013

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Perennial Investment vs Dennis & Leona Banks
Trust
NO. 12-2013 ED NO. 1349-2012 JD

DATE/TIME OF SALE: June 5 2010

BID PRICE (INCLUDES COST) \$ 3178.91

POUNDAGE - 2% OF BID \$ 63.58

TRANSFER TAX - 2% OF FAIR MKT \$ ---

MISC. COSTS \$ ---

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3242.49

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan, Hallinan
[Signature]

TOTAL DUE: \$ 3242.49

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1892.49

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
794877	8/15/2013	1,892.49	0.00	001265485	1,892.49
KXL [794877] 422 LASALLE STREET (2012-CV-1349)					
<p><i>Banks, Dennis</i></p>					
TOTAL		1,892.49	0.00		1,892.49

Bankes, Dennis

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
794877	8/15/2013	1,892.49	0.00	001265485	1,892.49
KXL [794877] 422 LASALLE STREET (2012-CV-1349)					
TOTAL		1,892.49	0.00		1,892.49

[illegible]

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

Phelan Hallinan, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001337440

DATE
8/15/2013

AMOUNT
****\$1,892.49

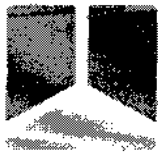
PAY ONE THOUSAND EIGHT HUNDRED NINETY-TWO AND 49 / 100 Dollars

TO THE Sheriff of Columbia County
ORDER 35 W Main Street
OF Bloomsburg, PA 17815

KXL [794877] 422 LASALLE STREET (2012-CV-1349)

Francis S. Hillen
AUTHORIZED SIGNATURE

000133?4400 00360018080 361508666600



Phelan Hallinan
PHILADELPHIA

Presenting Leaders in Philadelphia

1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax #: 215-568-7616
Kinyon.Lanier@phelanhallinan.com

KINYON LANIER
Legal Assistant,

July 24, 2013

Office of the Sheriff
COLUMBIA County Courthouse
PO Box 380
W. Main Street
Bloomsburg, PA 17815

Re: DENNIS E. BANKES
LEOMA BANKES
422 LASALLE STREET, BERWICK, PA 18603-2912
2012-CV-1349

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan, LLP as "attorney-on-the-writ," please prepare the Sheriff's Deed to **PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC**, 6101 CONDOR DRIVE, MOORPARK, CA 93021.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Very truly yours,

KINYON LANIER
For Phelan Hallinan, LLP

cc: PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC

PH # 794877

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State PA and

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders 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 based on: (1) family relationship or (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 Phelan Hallinan, LLP	Telephone Number Area Code 215-563-7000
Street Address 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza	City State Zip Code Philadelphia PA 19103

B. TRANSFER DATA

Grantor(s)/Lessor(s) Timothy Chamberlain	C. Date of Acceptance of Document Grantor(s)/Lessee(s) PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC
Street Address PO Box 380, W. Main Street	Street Address 6101 CONDOR DRIVE
City State Zip Code Bloomsburg PA 17815	City State Zip Code MOORPARK CA 93021

D. REAL ESTATE LOCATION

Street Address 422 LASALLE STREET, BERWICK, PA 18603-2912	City, Township, Borough BERWICK BOROUGH, CITY OF BERWICK
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County COLUMBIA	School District BERWICK	Tax Parcel Number 04C-05-177-00,000
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E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration \$3,178.91 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$3,178.91
4. County Assessed Value \$14,996.00	5. Common Level Ratio Factor x 3.55	6. Fair Market Value = \$53,235.80

F. EXEMPTION DATA

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

Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate 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.)
- ☐ Transfer 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 confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed)
- ☐ Statutory corporate consolidation, merge, 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 KINYON LANIER	Date 7/24/13
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff

PENNYMAC MORTGAGE INVESTMENT
TRUST HOLDING LLC

vs.

Defendant

DENNIS BANKES
LEOMA BANKES

Attorney for the Plaintiff:

PHELAN HALLINAN & SCHIMIEG LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, June 5, 2013

Writ of Execution No. : 2012CV1349

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 422 LASALLE 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	\$66.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,364.82
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	\$300.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$10.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$210.00

Total Sheriff Costs \$2,402.32

Municipal Costs

Sewer	\$721.59
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Total Municipal Costs \$721.59

Distribution Costs

Recording Fees	\$55.00
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Total Distribution Costs \$55.00

Grand Total: \$3,178.91

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)

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>300.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>66.00</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>103.00</u>	
NOTARY	\$ <u>5.00</u>	
TOTAL *****		\$ <u>587.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1364.82</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1589.82</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>721.59</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>721.59</u>	

SURCHARGE FEE (DSTE)

MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>- 0 -</u>	

TOTAL COSTS (OPENING BID) \$ 3178.91

Phelan Hallinan, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
Fax: (215) 563-7009

Representing Lenders in
Pennsylvania and New Jersey

Foreclosure Manager

March 22, 2013

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: **PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC v.**
DENNIS E. BANKES and LEOMA BANKES
422 LASALLE STREET BERWICK, PA 18603-2912
No.: 2012-CV-1349

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for April 3, 2013 due to the following: Service of NOS.

The Property is to be relisted for the June 5, 2013 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,
ERIN MOORE for
Phelan Hallinan, LLP

1617 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8656

Phelan Hallinan LLP

Fax

To: Columbia County Sheriff Office **From:** Erin Moore
Fax: 1-570-389-5625 **Date:** March 22, 2013
Phone: **Pages:** 1
Re: Postpone Sale Date -- 04/03/2013 **CC:**
☒ **Urgent** ☒ **For Review** ☐ **Please Comment** ☒ **Please Reply** ☐ **Please Recycle**

•Comments:

Good Morning,

We would like to postpone our scheduled sheriff sale for 60 Days. Currently the sale is set for 04/03/2013 at 9:00am. Please provide a new sale date and time as soon as possible.

Re: PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC. v. BANKS,
DENNIS E.

No. 2012-CV-1349

422 LASALLE STREET BERWICK, PA 18603-2912

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for your assistance in this matter.

Thank you,

Erin Moore

Fax -- 215-563-8656

Sale June 5, 2013 9:00 am

FHS#301115

PENNYMAC MORTGAGE INVESTMENT
TRUST HOLDINGS I, LLC

vs.

No.: 2012-CV-1349

ORDER

Principal Balance	\$64,473.59
Interest Through April 3, 2013	\$8,493.07
Late Charges	\$132.00
Legal fees	\$1,675.00
Cost of Suit and Title	\$946.72
Property Inspections	\$184.00
Property Preservation	\$536.00
Appraisal/Brokers Price Opinion	\$140.00
Escrow to be paid prior to April 3, 2013	\$114.00
Escrow Deficit	\$1,559.54

\$78,253.92

BY THE COURT

FILED
PROTHONOTARY

301115

Phelan Hallinan, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax 215-568-7616

Representing Lenders in
Pennsylvania and New Jersey

CHRISTINE SCHOFFLER
Legal Assistant, 1286

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

Re: PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC VS. DENNIS E. BANKES,
and LEOMA BANKES
No.: 2012-CV-1349, No.:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.1 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.

Property is listed for the 04/03/2013 Sheriff Sale.

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan, LLP

By:

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

PHS # 301115

PHILAN HALLINAN, LLP
 Melissa J. Cantwell, Esq., Id. No. 308912
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza
 Philadelphia, PA 19103
 215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
 OF COLUMBIA COUNTY, PENNSYLVANIA

PENNYMAC MORTGAGE INVESTMENT TRUST :
 COLUMBIA COUNTY :
 COURT OF COMMON PLEAS :
 CIVIL DIVISION :
 No.: 2012-CV-1349 :
 No.: :
 Defendant(s)

DENNIS E. BANKES
 LEOMA BANKES

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
 PHILADELPHIA COUNTY)

SS:

As required by Pa. R.C.P. 3129.1(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

Melissa J. Cantwell, Esq., Id. No. 308912
 Attorney for Plaintiff

MAR 13 2013

Date:

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Form 3877 Facsimile

Programs funded by Sander

FROM RESEARCH IN PRACTICE
REPORTS BY JOHN COFFEY

၂၀၁၇ ခုနှစ်၊ ဇူလိုင်လ ၁ ရက်နေ့၊ နံနက် ၈ နာရီခန့်တွင်

The total indebtedness of value is payable on all domestic and international registered mail. The maximum indebtedness payable for the transportation of domestic registered mail is \$25.00 per piece subject to a limit of \$150.00 per consignment. The maximum indebtedness payable on express mail transportation is \$500.00 per piece subject to a limit of \$1,500.00 per consignment. The maximum indebtedness payable on registered mail, sent with optional insurance, for domestic mail material is \$500.00 per piece and \$1,500.00 per consignment.

File Number	Applicant Name	Address	City	State	Zip	Phone
1	TENANT/OCCUPANT	422 LAMAR STREET	BERWICK, PA 19601-2912	PA	19601-2912	50.44
2	CACH, LLC	440 S. MORRIS STREET, 2ND FLOOR	DENVER, CO 80223	CO	80223	50.44
3	CACH, LLC	111 WEST FRONT STREET	BERWICK, PA 19603	PA	19603	50.44
4	CACH, LLC	CO FREDERICK WEINBERG, ESQUIRE	BERWICK, PA 19603	PA	19603	50.44
5	CACH, LLC	1001 E. HECTOR STREET, SUITE 100	CONSHOHOCKEN, PA 19025	PA	19025	50.44
6	CACH, LLC	1001 E. HECTOR STREET, SUITE 120	CONSHOHOCKEN, PA 19025	PA	19025	50.44
7	CACH, LLC	131 EAST STREET	CONSHOHOCKEN, PA 19025	PA	19025	50.44
8	CACH, LLC	1001 E. HECTOR STREET, SUITE 100	CONSHOHOCKEN, PA 19025	PA	19025	50.44
9	CACH, LLC	1001 E. HECTOR STREET, SUITE 120	CONSHOHOCKEN, PA 19025	PA	19025	50.44
10	CACH, LLC	1001 E. HECTOR STREET, SUITE 120	CONSHOHOCKEN, PA 19025	PA	19025	50.44
11	CACH, LLC	1001 E. HECTOR STREET, SUITE 120	CONSHOHOCKEN, PA 19025	PA	19025	50.44
12	CACH, LLC	1001 E. HECTOR STREET, SUITE 120	CONSHOHOCKEN, PA 19025	PA	19025	50.44

PASADENA - 4/24/13 SALE

Frederick Halstead, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

Ref: and
Address of
Sender

03/18/03 \$ 006,720
02 PM
03/18/03 11:41 PM 31 0013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC MORTGAGE INVESTMENT TRUST HOLDING LLC
vs.
DENNIS BANKES (et al.)

Case Number
2012CV1349

SHERIFF'S RETURN OF SERVICE

01/30/2013 08:45 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: DENNIS BANKES AT 7 LARK DRIVE, BERWICK, PA 18603.


PAUL D'ANGELO, DEPUTY

SO ANSWERS,

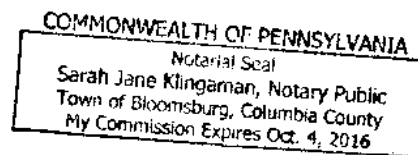

TIMOTHY T. CHAMBERLAIN, SHERIFF

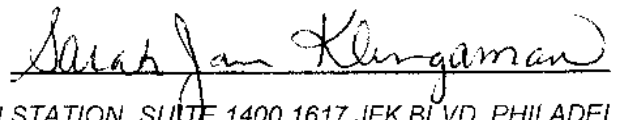
January 30, 2013

NOTARY

Affirmed and subscribed to before me this

30TH day of JANUARY, 2013





LAN HALLINAN & SCHIMIEG LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILADEL

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC MORTGAGE INVESTMENT TRUST HOLDING LLC

VS.
DENNIS BANKES (et al.)

Case Number
2012CV1349

SHERIFF'S RETURN OF SERVICE

02/28/2013 10:50 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, STATES
SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON
THE REAL ESTATE LOCATED AT 422 LASALLE STREET, BERWICK, PA 18603.

PAUL D'ANGELO, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

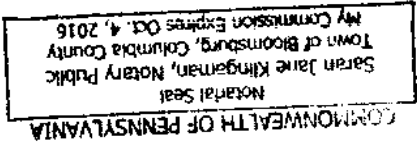
February 28, 2013

Affirmed and subscribed to before me this

28TH day of FEBRUARY

2013

NOTARY



IAN HALLINAN & SCHIMMIEG LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADEL

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PENNYMAC MORTGAGE INVESTMENT TRUST HOLDING LLC
VS
DENNIS BANKS (et al.)

Case Number
2012CV1349

SERVICE COVER SHEET

Service Details

Category: Real Estate Sale - Posting - Sale Bill
Manner: < Not Specified >
Expires: 02/25/2013
Warrant:
Zone:
Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)
Primary Address: 422 LASALLE STREET
BERWICK, PA 18603
Phone:
DOB:
Alternate Address:
Phone:
Date: 02/25/13
Time: 1050
Deputy: DANCLO
Mileage:
Adult In Charge: POSTED
Served: Personally - Adult In Charge - Posted - Other
Relation:
Final Service:

Attorney / Originator

Name: PHELAN HALLINAN & SCHIMMIG LLP
Phone: 215-563-7000

Service Attempts

Date:
Time:
Mileage:
Deputy:

Service Attempt Notes

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

EXP: 02/25/2013

422 LASALLE STREET, BERWICK, PA 18603

2012CV1349

(POSTING)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC MORTGAGE INVESTMENT TRUST HOLDING LLC

DENNIS BANKES (et al.)
vs

Case Number
2012CV1349

SHERIFF'S RETURN OF SERVICE

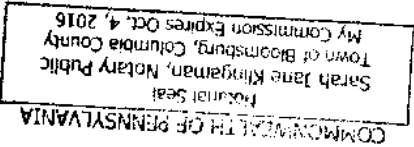
01/30/2013 09:05 AM - DEPUTY PAUL D'ANGELO, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: LEOMA BANKES AT 321 SUMMERHILL AVE APT#B, BERWICK, PA 18603

PAUL D'ANGELO, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 30, 2013



NOTARY

Affirmed and subscribed to before me this

30TH day of JANUARY 2013

JAN HALLINAN & SCHIMMIEG LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADEL



February 8, 2013

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

PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC

VS.

**LEOMA BANKES
DENNIS E. BANKES**

NO: 2013-ED-12

Dear Timothy:

The amount due on the sewer account #132142 for the property located at 422 LaSalle Street, Berwick through June 30, 2013 is **\$721.59**.
Please feel free to contact me with any questions that you may have.

Sincerely,

A handwritten signature in cursive script that reads "Kelly Johnson".

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

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

REAL ESTATE TAX CERTIFICATION

Date: 01/30/2013

Fee: \$5.00

Cert. NO: 13542

BANKES DENNIS E & LEOMA
422 LASALLE STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20060 -3133
Location: 422 LASALLE ST LOT 6
Parcel Id: 04C-05 -177-00,000

Assessment: 14,996
Balances as of 01/30/2013

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Columbia County Sheriff

Per: Tim Chamberlain

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC MORTGAGE INVESTMENT TRUST HOLDING LLC
vs.
DENNIS BANKES (et al.)

Case Number
2012CV1349

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 02/25/2013

Warrant:

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

Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult in Charge · Posted · Other

Adult in Charge: KELLI GREER

Relation: CLERK

Date: 01.30.13 Time: 1020

Deputy: DANGELO Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2012CV1349

1108 FREAS AVENUE, BERWICK, PA 18603

EXP: 02/25/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC MORTGAGE INVESTMENT TRUST HOLDING LLC
vs.
DENNIS BANKES (et al.)

Case Number
2012CV1349

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	02/25/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Connie C. Gingham		
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:	P05030		
Relation:			
Date:	01-29-13	Time:	1520
Deputy:	S-3 S-14	Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP	Phone: 215-563-7000
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

GINGHER, CONNIE C.

2012CV1349

1615 LINCOLN AVENUE, BERWICK, PA 18603

EXP: 02/25/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC MORTGAGE INVESTMENT TRUST HOLDING LLC
vs.
DENNIS BANKES (et al.)

Case Number
2012CV1349

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	02/25/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	CACH, LLC C/O FIRST KEYSTONE COMMU
Primary Address:	111 WEST FRONT STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	JASON HOLLOWAY		
Relation:	COW LOAN OFF.		
Date:	1-29-13	Time:	1435
Deputy:	5-32514	Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP	Phone: 215-563-7000
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

CACH, LLC C/O FIRST KEY

2012CV1349

111 WEST FRONT STREET, BERWICK, PA 18603

EXP: 02/25/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC MORTGAGE INVESTMENT TRUST HOLDING LLC
vs.
DENNIS BANKES (et al.)

Case Number
2012CV1349

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	02/25/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	422 LASALLE STREET BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	VACANT / POSTED
Relation:	
Date:	01-30-13
Time:	1005
Deputy:	DMB
Mileage:	

Attorney / Originator:

Name:	PHELAN HALLINAN & SCHIMIEG LLP
Phone:	215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

OCCUPANT

2012CV1349

422 LASALLE STREET, BERWICK, PA 18603

EXP: 02/25/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC MORTGAGE INVESTMENT TRUST HOLDING LLC
vs.
DENNIS BANKES (et al.)

Case Number
2012CV1349

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 02/25/2013

Warrant:

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

Serve To:

Name: DENNIS BANKES

Primary Address: LARK DRIVE LOT #25
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 422 LASALLE STREET
BERWICK, PA 18603

Phone: 7 LARK DR BERWICK

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: DENNIS BANKES

Relation:

Date: 01 30 13

Time: 0845

Deputy: DANGEL

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BANKES, DENNIS

2012CV1349

LARK DRIVE LOT #25, BERWICK, PA 18603

EXP: 02/25/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC MORTGAGE INVESTMENT TRUST HOLDING LLC
vs.
DENNIS BANKES (et al.)

Case Number
2012CV1349

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 02/25/2013

Warrant:

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

336-2425

Serve To:

Name: LEOMA BANKES

Primary Address: 321 SUMMERHILL AVE APT#B 2nd floor
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 422 LASALLE STREET
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: LEOMA BANKES

Relation:

Date: 01-30-13 Time: 0905

Deputy: DANCELO Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date:	1-29-13					
Time:	1455					
Mileage:						
Deputy:	535514					

Service Attempt Notes:

1. No answer. left card

2.

3.

4.

5.

6.

BANKES, LEOMA

2012CV1349

321 SUMMERHILL AVE APT#B, BERWICK, PA 18603

EXP: 02/25/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC MORTGAGE INVESTMENT TRUST HOLDING LLC
vs.
DENNIS BANKES (et al.)

Case Number
2012CV1349

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	02/25/2013
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	First Columbia Bank and Trust Co.		
Primary Address:	232 East Street Bloomsburg, PA 17815		
Phone:	(570) 784-440	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally - Adult In Charge - Posted <u>Other</u>		
Adult In Charge:	Ruthy Church		
Relation:	Employee		
Date:	1-28-13	Time:	10:18
Deputy:	B	Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP	Phone: 215-563-7000
---	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

FIRST COLUMBIA BANK A

2012CV1349

232 EAST STREET, BLOOMSBURG, PA 17815

EXP: 02/25/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC MORTGAGE INVESTMENT TRUST HOLDING LLC
vs.
DENNIS BANKES (et al.)

Case Number
2012CV1349

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires:	02/25/2013
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:	<input checked="" type="radio"/> Personally <input checked="" type="radio"/> Adult In Charge <input type="radio"/> Posted <input type="radio"/> Other		
Adult In Charge:	HEATHER S. HYNJI		
Relation:	TAX CLERK		
Date:	1/28/13	Time:	09:54
Deputy:	J	Mileage:	

Attorney / Originator:

Name:	PHELAN HALLINAN & SCHIMIEG LLP	Phone:	215-563-7000
-------	--------------------------------	--------	--------------

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2012CV1349

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 02/25/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PENNYMAC MORTGAGE INVESTMENT TRUST HOLDING LLC
vs.
DENNIS BANKES (et al.)

Case Number
2012CV1349

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice Zone:
Manner: < Not Specified > Expires: 02/25/2013 Warrant:
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

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

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge: Karen Richendner
Relation: Clerk II
Date: 1-28-13 Time: 10:00
Deputy: S Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

DOMESTIC RELATIONS OF 2012CV1349 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 02/25/2013

Document Receipt

Trans # 12577 Carrier / service: POST 2PM 1/25/2013

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000020127

Doc Ref #: 12ED2013

PHILADELPHIA PA 19106

Document Receipt

Trans # 12576 Carrier / service: POST 2PM 1/25/2013

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000020110

DEPARTMENT 281230

Doc Ref #: 12ED2013

HARRISBURG PA 17128

Document Receipt

Trans # 12575 Carrier / service: POST 2PM 1/25/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000020103

Doc Ref #: 12ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 12574 Carrier / service: POST 2PM 1/25/2013

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

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

Tracking #: 9171924291001000020097

Doc Ref #: 12ED2013

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 12573 Carrier / service: POST 2PM 1/25/2013

Ship to: 12573

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #: 9171924291001000020080

Doc Ref #: 12ED2013

HARRISBURG PA 17108

Document Receipt

Trans #	12572	Carrier / service:	POST	2PM	1/25/2013
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Ship to: 12572

INTERNAL REVENUE SERVICE

1000 LIBERTY AVENUE RM 704

Tracking #: 9171924291001000020073

Doc Ref #: 12ED2013

PITTSBURGH PA 15222

Document Receipt

Trans # 12571 Carrier / service: POST 2PM 1/25/2013

Ship to: 12571

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000020066

Doc Ref #: 12ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 12570 Carrier / service: POST 2PM 1/25/2013

Ship to: 12570

MIDLAND FUNDING, LLC

C/O TRENTON FARMER, ESQ.

1060 ANDREW DRIVE, SUITE 170

Tracking #: 9171924291001000020059

Doc Ref #: 12ED2013

WEST CHESTER PA 19380

Document Receipt

Trans # 12569 Carrier / service: POST 2PM 1/25/2013

Ship to: 12569

MIDLAND FUNDING, LLC

8875 AERO DRIVE, SUITE 200

Tracking #: 9171924291001000020042

Doc Ref #: 12ED2013

SAN DIEGO CA 92123

Document Receipt

Trans # 12568 Carrier / service: POST 2PM 1/25/2013

Ship to: 12568

CACH, LLC

C/O FREDERIC WEINBERG, ESQ.
1001 E HECTOR STREET, SUITE 220

Tracking #: 9171924291001000020035

Doc Ref #: 12ED2013

CONSHOHOCKE PA 19428
N

Document Receipt

Trans #	12567	Carrier / service:	POST	2PM	1/25/2013
Ship to:	12567				
CACH, LLC					
4340 S. MONACO STREET, 2ND FLOOR			Tracking #:	9171924291001000020028	
			Doc Ref #:	12ED2013	
DENVER	CO	80237			

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2012CV1349

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, APRIL 03, 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, piece or parcel of land, together with the improvements thereon erected, lying and being situate on the Easterly side of LaSalle Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Easterly side of LaSalle Street one hundred and sixty (160) feet, more or less, from the intersection of the Easterly side of LaSalle Street, with the Southerly side of Sycamore Street; thence in an Easterly direction a distance of one hundred and forty (140) feet to the Westerly side of a fifteen (15) foot alley; thence in a Southerly direction a distance of forty (40) feet, along the Westerly side of said alley, to the Northeasterly corner of Lot Number Five (50 Section Five (5)); thence in a Westerly direction along the Northerly side of Lot Number Five (5) Section Five (5) a distance of one hundred and forty (140) feet to the Easterly side of LaSalle Street; thence in a Northerly direction a distance of forty (40) feet along the Easterly side of LaSalle Street to the point, the place of beginning.

UNDER AND SUBJECT TO all conditions, covenants and restrictions of record.

TITLE TO SAID PREMISES VESTED IN Dennis E. Bankes and Leoma Bankes, by Deed from The Secretary of Veterans Affairs, an officer of the United States of America, dated 02/03/2006, recorded 03/29/2006 in Instrument Number 200603133.

Premises being: 422 LASALLE STREET, BERWICK, PA 18603-2912

Tax Parcel # 04C-05-177-00,000

PROPERTY ADDRESS: 422 LASALLE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04C-05-177

Seized and taken into execution to be sold as the property of DENNIS BANKES, LEOMA BANKES in suit of PENNYMAC MORTGAGE INVESTMENT TRUST HOLDING 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:
PHELAN HALLINAN & SCHIMIEG LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 12-13

DATE RECEIVED 1-25-13
DOCKET AND INDEX 1-25-13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>1259938</u>

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

SALE DATE	<u>Apr 3, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>Feb 28</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Mar 13</u>	
	2 ND WEEK <u>20</u>	
	3 RD WEEK <u>27, 13</u>	

PHILAN HALLINAN, LLP
Allison F. Zuckerman, Esq., Id. No.309519
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC

Plaintiff

v.

DENNIS E. BANKES

LEOMA BANKES

Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2012-CV-1349**
:
: **2013-ED-13**
: **COLUMBIA COUNTY**
:

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- (X) the premises is vacant
- () Act 91 procedures have been fulfilled
- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By:



Phelan Hallinan, LLP

Allison F. Zuckerman, Esq., Id. No.309519

Attorney for Plaintiff

PHELAN HALLINAN, LLP
 Allison F. Zuckerman, Esq., Id. No.309519
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza
 Philadelphia, PA 19103
 215-563-7000

Attorney for Plaintiff

PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS	:	COLUMBIA COUNTY
I, LLC	:	
	:	COURT OF COMMON PLEAS
	:	
vs.	:	CIVIL DIVISION
	:	
DENNIS E. BANKES	:	NO.: 2012-CV-1349
LEOMA BANKES	:	2013-ED-12

VERIFICATION OF NON-MILITARY SERVICE

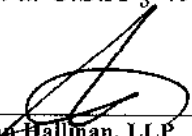
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act of Congress of 1940, as amended.

(b) that defendant DENNIS E. BANKES is over 18 years of age and last known address is LARK DRIVE LOT #25, BERWICK, PA 18603-5774.

(c) that defendant LEOMA BANKES is over 18 years of age and last known address is 321 SUMMERHILL AVENUE, APARTMENTT B, BERWICK, PA 18603-1460.

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



 Phelan Hallinan, LLP
 Allison F. Zuckerman, Esq., Id. No.309519
 Attorney for Plaintiff

PHILAN HALLINAN, LLP
Allison F. Zuckerman, Esq., Id. No.309519
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC

Plaintiff

v.

DENNIS E. BANKES

LEOMA BANKES

Defendant(s)

: **COURT OF COMMON PLEAS**

:

: **CIVIL DIVISION**

:

: **NO.: 2012-CV-1349**

:

: **2013-ED-12**

:

: **COLUMBIA COUNTY**

:

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ☐ the mortgage is an FIA Mortgage
- ☐ the premises is non-owner occupied
- ☒ the premises is vacant
- ☐ Act 91 procedures have been fulfilled
- ☐ Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

By: 

Phelan Hallinan, LLP

Allison F. Zuckerman, Esq., Id. No.309519

Attorney for Plaintiff

PHELAN HALLINAN, LLP
Allison F. Zuckerman, Esq., Id. No.309519
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

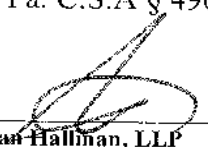
PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC	:	COLUMBIA COUNTY
	:	
	:	COURT OF COMMON PLEAS
	:	
vs.	:	CIVIL DIVISION
	:	
DENNIS E. BANKES	:	NO.: <u>2012-CV-1349</u>
LEOMA BANKES	:	2013-ED-12

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

- (a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act of Congress of 1940, as amended.
- (b) that defendant DENNIS E. BANKES is over 18 years of age and last known address is LARK DRIVE LOT #25, BERWICK, PA 18603-5774.
- (c) that defendant LEOMA BANKES is over 18 years of age and last known address is 321 SUMMERHILL AVENUE, APARTMENT B, BERWICK, PA 18603-1460.

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


Phelan Hallinan, LLP
Allison F. Zuckerman, Esq., Id. No.309519
Attorney for Plaintiff

**PENNYMAC MORTGAGE INVESTMENT TRUST
HOLDINGS I, LLC**

Plaintiff

v.

**DENNIS E. BANKES
LEOMA BANKES**

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-1349

2012-ED-12

COLUMBIA COUNTY

PHS # 301115

AFFIDAVIT PURSUANT TO RULE 3129.1

PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **422 LASALLE STREET, BERWICK, PA 18603-2912**.

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

Name

Address (if address cannot be reasonably ascertained,
please so indicate)

DENNIS E. BANKES

**LARK DRIVE LOT #25
BERWICK, PA 18603-5774**

LEOMA BANKES

**321 SUMMERHILL AVE, APARTMENT B
BERWICK, PA 18603-1460**

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

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

SAME AS ABOVE.

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

Name

Address (if address cannot be
reasonably ascertained, please indicate)

3 CACH, LLC

**4340 S. MONACO STREET, 2ND FLOOR
DENVER, CO 80237**

4 CACH, LLC

**C/O FIRST KEYSTONE COMMUNITY BANK,
AS GARNISHEE**

**111 WEST FRONT STREET
BERWICK, PA 18603**

5 CACH, LLC

C/O FREDERIC I. WEINBERG, ESQUIRE

**GORDON & WEINBERG, P.C.
1001 E. HECTOR STREET, SUITE 220
CONSHOHOCKEN, PA 19428**

CACH, LLC

C/O JOEL M. FLINK, ESQUIRE

**GORDON & WEINBERG, P.C.
1001 E. HECTOR STREET, SUITE 220
CONSHOHOCKEN, PA 19428**

6 MIDLAND FUNDING, LLC

**8875 AERO DRIVE, SUITE 200
SAN DIEGO, CA 92123**

7 MIDLAND FUNDING, LLC

C/O TRENTON A. FARMER, ESQUIRE

**BURTON NEIL & ASSOCIATES
1060 ANDREW DRIVE, SUITE 170
WEST CHESTER, PA 19380**

4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be reasonably ascertained, please indicate)

8 **FIRST COLUMBIA BANK & TRUST** **232 EAST STREET**
BLOOMSBURG, PA 17815

5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be reasonably ascertained, please indicate)

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.

Name Address (if address cannot be reasonably ascertained, please indicate)

None.

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:

Name Address (if address cannot be reasonably ascertained, please indicate)

9 **TENANT/OCCUPANT** **422 LASALLE STREET**
BERWICK, PA 18603-2912

DOMESTIC RELATIONS OF **COLUMBIA COUNTY COURTHOUSE**
COLUMBIA COUNTY **P.O. BOX 380**
BLOOMSBURG, PA 17815

10 **COMMONWEALTH OF PENNSYLVANIA** **P.O. BOX 2675**
DEPARTMENT OF WELFARE **HARRISBURG, PA 17105**

11 **INTERNAL REVENUE SERVICE ADVISORY** **1000 LIBERTY AVENUE ROOM 704**
PITTSBURGH, PA 15222


12 **U.S. DEPARTMENT OF JUSTICE** **228 WALNUT STREET, SUITE 220**
U.S. ATTORNEY FOR THE MIDDLE **PO BOX 11754**
DISTRICT OF PA **HARRISBURG, PA 17108-1754**
FEDERAL BUILDING

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.A. § 4904 relating to unsworn falsification to authorities.

Date:

1/24/13

By:


Phelan Hallinan, LLP
Allison F. Zuckerman, Esq., Id. No. 309519
Attorney for Plaintiff

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I,
LLC

vs.

DENNIS E. BANKES
LEOMA BANKES
Commonwealth of Pennsylvania:

County of Columbia

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2012-CV-1349

2013-ED-12
COLUMBIA COUNTY

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 422 LASALLE STREET, BERWICK, PA 18603-2912
(See Legal Description attached)

Amount Due

\$70,171.70

Interest from 11/14/2012 to Date of Sale

\$_____ and costs.

@ \$11.54 per diem

Dated 01-25-13
(SEAL)

PHS # 301115

Barbara D. Schwartz, Acting
(Clerk) Office of the Prothonotary, Common Pleas Court
of Columbia County, Penna.

PROVIDED TO THE COURT CLERK'S OFFICE
My Comm. Expires Monday in 2014

**PENNYMAC MORTGAGE INVESTMENT TRUST
HOLDINGS I, LLC**

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
Plaintiff :
: NO.: 2012-CV-1349
:
: 2013-ED-12
:
: COLUMBIA COUNTY
:
Defendant(s)

vs.

**DENNIS E. BANKES
LEOMA BANKES**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: LEOMA BANKES
321 SUMMERHILL AVE, APARTMENT B
BERWICK, PA 18603-1460**

**DENNIS E. BANKES
LARK DRIVE LOT #25
BERWICK, PA 18603-5774**

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY,
THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY
ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at **422 LASALLE STREET, BERWICK, PA 18603-2912** is scheduled to be sold at the Sheriff's Sale on _____ at _____ **in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$70,171.70** obtained by **PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

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 canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
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 215-563-7000.
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 215-563-7000.
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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. 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 the filing of the proposed schedule.
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.

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land, together with the improvements thereon erected, lying and being situate on the Easterly side of LaSalle Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Easterly side of LaSalle Street one hundred and sixty (160) feet, more or less, from the intersection of the Easterly side of LaSalle Street, with the Southerly side of Sycamore Street; thence in an Easterly direction a distance of one hundred and forty (140) feet to the Westerly side of a fifteen (15) foot alley; thence in a Southerly direction a distance of forty (40) feet, along the Westerly side of said alley, to the Northeasterly corner of Lot Number Five (5) Section Five (5); thence in a Westerly direction along the Northerly side of Lot Number Five (5) Section Five (5) a distance of one hundred and forty (140) feet to the Easterly side of LaSalle Street; thence in a Northerly direction a distance of forty (40) feet along the Easterly side of LaSalle Street to the point, the place of beginning.

UNDER AND SUBJECT TO all conditions, covenants and restrictions of record.

TITLE TO SAID PREMISES VESTED IN Dennis E. Banks and Leoma Banks, by Deed from The Secretary of Veterans Affairs, an officer of the United States of America, dated 02/03/2006, recorded 03/29/2006 in Instrument Number 200603133.

Premises being: 422 LASALLE STREET, BERWICK, PA 18603-2912

Tax Parcel # 04C-05-177-00,000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2012-CV-1349

PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC

vs.

DENNIS E. BANKES

LEOMA BANKES

**owner(s) of property situate in the BOROUGH OF BERWICK, Columbia County,
Pennsylvania, being**

(Municipality)

422 LASALLE STREET, BERWICK, PA 18603-2912

Parcel No. 04C-05-177-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$70,171.70

Attorneys for Plaintiff

Phelan Hallinan, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2012-CV-1349 2013-ED-12

PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC

vs.

DENNIS E. BANKES

LEOMA BANKES

owner(s) of property situate in the **BOROUGH OF BERWICK, Columbia County,**
Pennsylvania, being

(Municipality)

422 LASALLE STREET, BERWICK, PA 18603-2912

Parcel No. 04C-05-177-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$70,171.70

Attorneys for Plaintiff

Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land, together with the improvements thereon erected, lying and being situate on the Easterly side of LaSalle Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Easterly side of LaSalle Street one hundred and sixty (160) feet, more or less, from the intersection of the Easterly side of LaSalle Street, with the Southerly side of Sycamore Street; thence in an Easterly direction a distance of one hundred and forty (140) feet to the Westerly side of a fifteen (15) foot alley; thence in a Southerly direction a distance of forty (40) feet, along the Westerly side of said alley, to the Northeasterly corner of Lot Number Five (5) Section Five (5); thence in a Westerly direction along the Northerly side of Lot Number Five (5) Section Five (5) a distance of one hundred and forty (140) feet to the Easterly side of LaSalle Street; thence in a Northerly direction a distance of forty (40) feet along the Easterly side of LaSalle Street to the point, the place of beginning.

UNDER AND SUBJECT TO all conditions, covenants and restrictions of record.

TITLE TO SAID PREMISES VESTED IN Dennis E. Bankes and Leoma Bankes, by Deed from The Secretary of Veterans Affairs, an officer of the United States of America, dated 02/03/2006, recorded 03/29/2006 in Instrument Number 200603133.

Premises being: 422 LASALLE STREET, BERWICK, PA 18603-2912

Tax Parcel # 04C-05-177-00,000

SHERIFF'S RETURN

PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC

Plaintiff

vs.

DENNIS E. BANKES
LEOMA BANKES

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2012-CV-1349

2013-ED-12

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__, at _____ O'Clock _____ m., served the within upon _____ at _____ by handing to _____ a true and correct copy of the original Notice of Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

20__, See return endorsed hereon by Sheriff of _____ County, Pennsylvania, and made a part of this return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC

No.: 2012-CV-1349

2013-ED-12

Defendant

DENNIS E. BANKES

LEOMA BANKES

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

422 LASALLE STREET, BERWICK, PA 18603-2912

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

— Defendant

Telephone Number

Date

ADDRESS: One Penna. Office at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff
PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC

No.: 2012-CV-1349

Defendant
DENNIS E. BANKES
LEOMA BANKES

2012-ED-12

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

LEOMA BANKES

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

321 SUMMERHILL AVENUE, APARTMENT B, BERWICK, PA 18603-1460

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____, 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC

No.: 2012-CV-1349

2013-EP-12

Defendant

DENNIS E. BANKES
LEOMA BANKES

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

DENNIS E. BANKES

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

LARK DRIVE LOT #25, BERWICK, PA 18603-5774

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of ☒ Plaintiff

Defendant

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

Sheriff of Columbia County

DATE 12/26/2012

CHECK # 001259938

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
301115	12/26/2012	1,350.00	0.00	001177551	1,350.00
KXU [301115] 422 LASALLE STREET (2012-CV-1349)					
DDA					
TOTAL		1,350.00	0.00		1,350.00

Sheriff of Columbia County

DATE 12/26/2012

CHECK # 001259938

VENDOR SCOLU

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
301115	12/26/2012	1,350.00	0.00	001177551	1,350.00
KXU [301115] 422 LASALLE STREET (2012-CV-1349)					
SAFEGUARD					
TOTAL		1,350.00	0.00		1,350.00

Phelan Hallinan, & Schmieg LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001259938

DATE
12/26/2012

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

TO THE
ORDER
OF
Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Francis S. Hallinan
AUTHORIZED SIGNATURE

KXU [301115] 422 LASALLE STREET (2012-CV-1349)