

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

City bank vs Thomas + Pamela Hurdick

NO. 183-13 ED NO. 1463-11 JD

DATE/TIME OF SALE: July 16 5:00

BID PRICE (INCLUDES COST) \$ 40000.00 (2152.20)

POUNDAGE - 2% OF BID \$ 800.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3182.20

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John Shick

TOTAL DUE: \$ 3182.20

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1682.20

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
CITIBANK (SOUTH DAKOTA) N.A.

vs.

Defendant
THOMAS HAEDRICH, JR
PAMELA HAEDRICH

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, July 16, 2014

Writ of Execution No. : 2011CV1462

Advance Sheriff Costs: \$1,500.00

Location of the real estate: 9 TURNER WAY, BLOOMSBURG, PA 17815

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	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,277.70
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

Total Sheriff Costs **\$2,067.20**

Distribution Costs

Recording Fees	\$65.00
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Total Distribution Costs **\$65.00**

Grand Total: **\$2,132.20**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

© Columbia County Sheriff, Teleovest, 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

July 17, 2014

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

RE Citibank, N.A. as trustee for LXS 2007-11 Trust Fund
vs.

Pamela J. Haedrich, Thomas M. Haedrich
Property: Lot 2R Turner's Way a/k/a 9 Turners Way, Bloomsburg, PA
17815
Columbia County C.C.P. No 2011- CV-1462
Sheriff's Sale Date: 07/16/2014

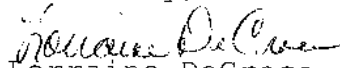
Dear Sir or Madam:

As attorney on the Writ we are requesting the **DEED** be recorded in
the name of: **Wilmington Trust, National Association as Successor**
Trustee to Citibank, N.A. as trustee for Lehman XS Trust 2007-11
Mortgage Pass-Through Certificates, Series 2007-11, 5720 Premier
Park Drive, West Palm Beach, FL 33407.

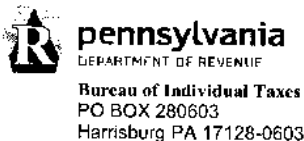
Also enclosed please find 2 original Realty Transfer Tax Statement
of Value forms.

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,


Lorraine DeCroce
Legal Assitant

Enclosure



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

Late 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 UDREN LAW OFFICES, PC		Telephone Number: 856-669-5400	
Street Address 111 WOODCREST RD., STE 200		City CHERRY HILL	State NJ
		ZIP Code 08003	

B. TRANSFER DATA

Grantor(s)/Lessor(s) Sheriff of Columbia County		Date of Acceptance of Document	
		Grantee(s)/Lessee(s) Wilmington Trust, National Association as Successor Trustee to Citibank, N.A. as trustee for Lehman XS Trust 2007-11 Mortgage Pass-Through Certificates, Series 2007-11	
Street Address 35 West Main Street		Street Address 5720 Premier Park Drive	
City Bloomsburg	State PA	ZIP Code 17815	City West Palm Beach
			State FL
			ZIP Code 33407

C. REAL ESTATE LOCATION

Street Address Lot 2R Turner's Way a/k/a 9 Turners Way		City, Township, Borough Township of Hemlock	
County Columbia	School District Bloomsburg Area SD	Tax Parcel Number 18-07-005-26	

D. VALUATION DATA

1. Actual Cash Consideration \$40,000.00	2. Other Consideration +0	3. Total Consideration \$ 40,000.00
4. County Assessed Value \$59,829.00	5. Common Level Ratio Factor 3.61	6. Fair Market Value \$215,982.69

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

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

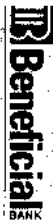
Roberta DeLoe

7-17-14

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

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



3-7568/2360

NUMBER
68226

68226

One Thousand Six Hundred Eighty-Two and 20/100*****

DATE
July 17, 2014
AMOUNT
*****1,682.20

**PAY
TO THE
ORDER
OF**

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

VOID AFTER 90 DAYS

Headrich Lot 2R Turner's Way aka 9 Turners Way Bloomstburg, PA 17815 Lorraine DeCroce

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

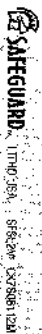
"068226" : 236075689: 950007718E"

UDREN LAW OFFICES, PC
PA OPERATING ACCOUNT

Payee: Columbia County Sheriff, Check Date: July 17, 2014, Amount: \$*****1,682.20	Check	68226
File	Case	Amount
11060850	11060850-1	Lorraine DeCroce
		\$*****1,682.20

68226

CCP 2011-CU-1462



SF-4001.1

REORDER FROM YOUR LOCAL SAFE GUARD DISTRIBUTOR. IF UNKNOWN, CALL 800-523-2422

UNIVERSITY MICROFILMS

2132.76

70

46

Loc

3000

22000

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

REAL ESTATE TAX CERTIFICATION

Date: 01/28/2014

Fee: \$5.00

Cert. NO: 16995

HAEDRICH THOMAS M & PAMELA J JR
104 CASCADE DR
GREER SC 29651

District: HEMLOCK TWP
Deed: 20060 -9157
Location: 9 TURNERS WAY
Parcel Id:18 -07 -005-26,000

Assessment: 59,829

Balances as of 01/28/2014

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

COLUMBIA COUNTY SHERIFF

TIMOTHY CHAMBERLAIN

By: _____

Per: _____

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
Mark J. Udren, Esq.
Licensed: PA, NJ, FL

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5000
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

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

Re: **Citibank, N.A. as trustee for LXS 2007-11 Trust Fund**

vs.

PAMELA J. HAEDRICH
THOMAS M. HAEDRICH, JR.

Columbia County C.C.P. No. 2011-CV-1462
MJU#: 11060850 CASE#: 11060850-1

To whom it may concern:

In connection with the above captioned matter, enclosed please find the following:

1. Certificate of Filing;
2. Copy of Notice of the Date of Continued Sheriff's Sale.

Your assistance in this matter is greatly appreciated.

Sincerely yours,
Tarin Jefferson
Foreclosure Specialist
Udren Law Offices, PC

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

Citibank, N.A. as trustee for LXS 2007-11
Trust Fund

Plaintiff

v.

PAMELA J. HAEDRICH
THOMAS M. HAEDRICH, JR.

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

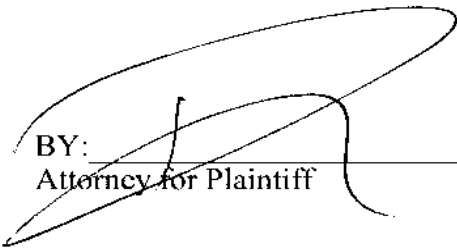
NO. 2011-CV-1462

CERTIFICATE OF FILING

On this date, I sent for filing with the Prothonotary of **Columbia** County a copy of the
Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date:

6/28/14

BY: 
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

David Neeson, Esquire

PA ID 204252

MJU#: 11060850 CASE#: 11060850-1

COPY

ATTORNEY FOR PLAINTIFF

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

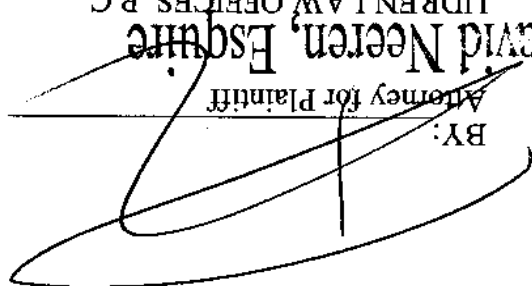
Citibank, N.A. as trustee for LXS 2007-11
Trust Fund
Plaintiff
v.
PAMELA J. HAEDRICH
THOMAS M. HAEDRICH, JR.
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE
NO. 2011-CV-1462

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 06/11/2014 at 09:00 AM in the above-captioned matter has been continued until 7/16/2014 at 9:00am.

Date: 6/20/14

BY: 
Attorney for Plaintiff
David Neeren, Esquire
UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

MJU#: 11060850 CASE#: 11060850-1

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

Citibank, N.A. as trustee for LXS 2007-
11 Trust Fund

Plaintiff

v.

Pamela J. Haedrich

Thomas M. Haedrich, Jr.

Defendant(s)

NO. 2011-CV-1462

O R D E R

AND NOW, this 11th day of June, 2014, after consideration of Plaintiff's Petition for Postponement of Sheriff's Sale of the mortgaged property located at Lot 2R Turner's Way a/k/a 9 Turners Way, Bloomsburg, PA 17815, it is hereby ORDERED that the said Sale currently scheduled for June 11, 2014, is extended one (1) month(s) to the regularly scheduled Columbia County Sheriff's Sale scheduled for July 16, 2014. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the June 11, 2014 Sheriff's Sale.

BY THE COURT:

St. Thomas A. James, Jr.
J.

FILED
PROTHONOTARY
JUN 11 A 8:24
CLERK OF COURTS OFFICE
JULY 11 COLUMBIA, PA

ATTORNEY FOR PLAINTIFF

FILED
PROTHONOTARY

2014 JUN 11 A 8:13

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
NO. 2011-CV-1462
PETITION FOR POSTPONEMENT OF SHERIFF'S SALE

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com
Citibank, N.A. as trustee for
LXS 2007-11 Trust Fund
Plaintiff
v.
Pamela J. Haedrich
Thomas M. Haedrich, Jr.
Defendant(s)

Plaintiff, by its counsel, petitions the Court for a one (1) month postponement of the Sheriff's Sale scheduled in the above captioned matter and in support thereof avers the following:

1. A Sheriff's Sale of the mortgaged property involved herein, located at Lot 2R Turner's Way a/k/a 9 Turners Way, Bloomsburg, PA 17815 was originally scheduled for February 5, 2014, then postponed to March 19, 2014 to allow time to complete service of the Notice of Sale. The aforementioned sale date was then further postponed to April 2, 2014 to allow time for advertising. The sale scheduled for April 2, 2014 was then further postponed to June 11, 2014 by court order to allow time for assignment issue to be resolved.

2. The Plaintiff seeks the postponement of the Sheriff's Sale inasmuch as Plaintiff awaits proper endorsement of the note.

3. A one (1) month postponement of the Sheriff's Sale is necessary to allow Plaintiff additional time to obtain proper endorsement of the note.

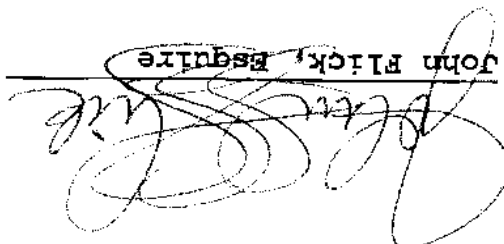
WHEREFORE, Plaintiff respectfully prays and requests that the Sheriff's Sale of the mortgaged property be postponed to the July 16, 2014 Sheriff's Sale.

Respectfully submitted,

UDREN LAW OFFICES, P.C.

By: 

John Flick, Esquire
Attorney for Plaintiff


John Flick, Esquire

PA ID 202194
Nicola L. Lichten, Esquire

ATTORNEY FOR PLAINTIFF

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

CITIBANK, N.A. as trustee for
LXS 2007-11 Trust Fund
Plaintiff
v.
Pamela J. Haedrich
Thomas M. Haedrich, Jr.
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
NO. 2011-CV-1462

CERTIFICATE OF SERVICE

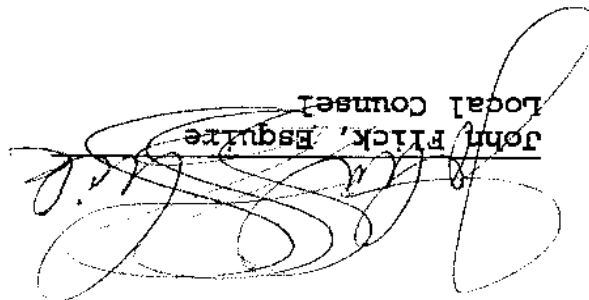
The undersigned certifies that true and correct copies of the attached Petition for Postponement of Sheriff's Sale was served upon the following person(s) named herein at their last known address or their attorney of record by:

xxxxx _____
Regular First Class Mail
Certified Mail
Other _____

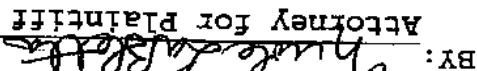
Date Served: June 10, 2014

TO: Pamela J. Haedrich
c/o Patrick O'Connell, Esquire
14 West Main Street
Bloombsburg, PA 17815

Thomas M. Haedrich, Jr.
c/o Patrick O'Connell, Esquire
14 West Main Street
Bloombsburg, PA 17815


John Flick, Esquire
Local Counsel

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

Nicole Labietta, Esquire
ID 202154

ATTORNEY FOR PLAINTIFF

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

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2011-CV-1462

Citibank, N.A. as trustee for
LXS 2007-11 Trust Fund
Plaintiff
v.
Pamela J. Haedrich
Thomas M. Haedrich, Jr.
Defendant(s)

PLAINTIFF'S MEMORANDUM OF LAW

Pennsylvania R.C.P. 3129.3(b) allows for the postponement of a Sheriff's Sale. In the present matter, the sale has been previously postponed. Plaintiff now seeks an additional postponement in order to allow time to obtain proper endorsement of the note.

Therefore, in order for the Plaintiff to be able to properly conduct itself at the Sheriff's Sale, a postponement of the sale is necessary. Pa.R.C.P. 3129.3(a) allows the postponement of the sale more than once, and without new notice, by Special Order of Court.

Accordingly, for the reasons hereinabove stated, and as more particularly set forth in the Motion, Plaintiff respectfully requests continuance of the Sheriff's Sale of the mortgaged premises, located at Lot 2R Turner's Way a/k/a 9 Turners Way, Bloomsburg, PA 17815, to the July 16, 2014 Sheriff's Sale as set forth in the Motion.

Respectfully submitted,

UDREN LAW OFFICES, P.C.

BY: Nicole Labietta
Attorney for Plaintiff

John Flick
John Flick Esquire
Local Counsel

Nicole Labietta, Esquire
PA ID 202194

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
CIVIL DIVISION

Citibank, N.A. as trustee for LXS 2007-
11 Trust Fund

Plaintiff

v.

Pamela J. Haedrich

Thomas M. Haedrich, Jr.

Defendant(s)

NO. 2011-CV-1462

O R D E R

AND NOW, this 1st day of April, 2014, after consideration of Plaintiff's Petition for Postponement of Sheriff's Sale of the mortgaged property located at Lot 2R Turner's Way a/k/a 9 Turners Way, Bloomsburg, PA 17815, it is hereby ORDERED that the said Sale currently scheduled for April 2, 2014, is extended two (2) month(s) to the regularly scheduled Columbia County Sheriff's Sale scheduled for June 11, 2014. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the April 2, 2014 Sheriff's Sale.

BY THE COURT:

15/ Thomas A. James Jr.
J.

TO: Pamela J. Haedrich
c/o Patrick O'Connell, Esquire
14 West Main Street
Bloomsburg, PA 17815

Thomas M. Haedrich, Jr.
c/o Patrick O'Connell, Esquire
14 West Main Street
Bloomsburg, PA 17815

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

Udren Law Offices, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
Attn: Sale Department

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

2014 APR -1 P 2:34

FILED
PROTHONOTARY

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

Citibank, N.A. as trustee for
LXS 2007-11 Trust Fund
Plaintiff

v.

Pamela J. Haedrich
Thomas M. Haedrich, Jr.
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2011-CV-1462

FILED
PROTHONOTARY
2014 APR -1 P 2:27
CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

PETITION FOR POSTPONEMENT OF SHERIFF'S SALE

Plaintiff, by its counsel, petitions the Court for a two (2) month postponement of the Sheriff's Sale scheduled in the above captioned matter and in support thereof avers the following:

1. A Sheriff's Sale of the mortgaged property involved herein, located at Lot 2R Turner's Way a/k/a 9 Turners Way, Bloomsburg, PA 17815 was originally scheduled for February 5, 2014, then postponed to March 19, 2014 to allow time to complete service of the Notice of Sale. The aforementioned sale date was then further postponed to April 2, 2014 to allow time for advertising.

2. The Plaintiff seeks the postponement of the Sheriff's Sale inasmuch as Plaintiff awaits assignment issue to be resolved.


3. A two (2) month postponement of the Sheriff's Sale is necessary to allow Plaintiff to allow time for assignment issue to be resolved.

WHEREFORE, Plaintiff respectfully prays and requests that the Sheriff's Sale of the mortgaged property be postponed to the June 11, 2014 Sheriff's Sale.

Respectfully submitted,

UDREN LAW OFFICES, P.C.


John Flick, Esquire
Local Counsel

BY: 
Attorney for Plaintiff

HARRY B. REESE, ESQUIRE
PA ID 310501

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

Citibank, N.A. as trustee for
LXS 2007-11 Trust Fund
Plaintiff

v.

Pamela J. Haedrich
Thomas M. Haedrich, Jr.
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2011-CV-1462

PLAINTIFF'S MEMORANDUM OF LAW

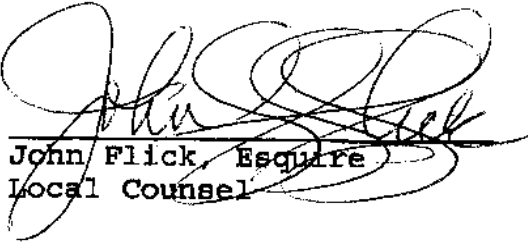
Pennsylvania R.C.P. 3129.3(b) allows for the postponement of a Sheriff's Sale. In the present matter, the sale has been previously postponed. Plaintiff now seeks an additional postponement in order to allow time for assignment issue to be resolved.

Therefore, in order for the Plaintiff to be able to properly conduct itself at the Sheriff's Sale, a postponement of the sale is necessary. Pa.R.C.P. 3129.3(a) allows the postponement of the sale more than once, and without new notice, by Special Order of Court.

Accordingly, for the reasons hereinabove stated, and as more particularly set forth in the Motion, Plaintiff respectfully requests continuance of the Sheriff's Sale of the mortgaged premises, located at Lot 2R Turner's Way a/k/a 9 Turners Way, Bloomsburg, PA 17815, to the June 11, 2014 Sheriff's Sale as set forth in the Motion.

Respectfully submitted,

UDREN LAW OFFICES, P.C.


John Flick, Esquire
Local Counsel

BY:


Attorney for Plaintiff

HARRY B. REESE, ESQUIRE
PA ID 310501

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

Citibank, N.A. as trustee for
LXS 2007-11 Trust Fund
Plaintiff

v.

Pamela J. Haedrich
Thomas M. Haedrich, Jr.
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2011-CV-1462

CERTIFICATE OF SERVICE

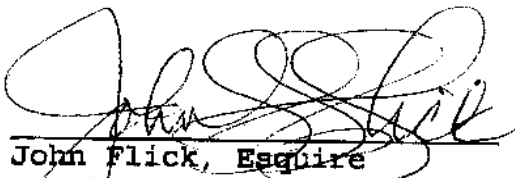
The undersigned certifies that true and correct copies of the attached Petition for Postponement of Sheriff's Sale was served upon the following person(s) named herein at their last known address or their attorney of record by:

_____ xxxx _____ Regular First Class Mail
_____ Certified Mail
_____ Other


Date Served: April 1, 2014

TO: Pamela J. Haedrich
c/o Patrick O'Connell, Esquire
14 West Main Street
Bloomsburg, PA 17815

Thomas M. Haedrich, Jr.
c/o Patrick O'Connell, Esquire
14 West Main Street
Bloomsburg, PA 17815


John Flick, Esquire
Local Counsel

UDREN LAW OFFICES, P.C.

BY: 
Attorney for Plaintiff

HARRY B. REESE, ESQUIRE
PA ID 310501

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
CITIBANK (SOUTH DAKOTA) N.A.

vs.

Defendant
THOMAS HAEDRICH, JR.
PAMELA HAEDRICH

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

Sheriff's Sale Date: Wednesday, April 2, 2014

Writ of Execution No. : 2011CV1462

Advance Sheriff Costs: \$1,500.00

Location of the real estate: 9 TURNER WAY, BLOOMSBURG, PA 17815

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	\$36.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,277.70
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$180.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$6.00
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$130.00

Total Sheriff Costs **\$2,067.20**

Distribution Costs

Recording Fees \$55.00

Total Distribution Costs **\$55.00**

Grand Total: **\$2,122.20**

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)

By: Christopher Joseph, Esq.

SHERIFF'S SALE COST SHEET

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

— DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
— LEVY (PER PARCEL	\$15.00	
— MAILING COSTS	\$ <u>36.00</u>	
— ADVERTISING SALE BILLS & COPIES	\$17.50	
— ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
— POSTING HANDBILL	\$15.00	
— CRYING/ADJOURN SALE	\$10.00	
— SHERIFF'S DEED	\$35.00	
— TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>419.50</u>

— WEB POSTING	\$150.00	
— PRESS ENTERPRISE INC.	\$ <u>1271.70</u>	
— SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1502.70</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>456.62</u>	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>5.00</u>	5.00
TOTAL *****		\$ <u>456.62</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>-0-</u>

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

TOTAL COSTS (OPENING BID) \$ 2122.20

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
Mark J. Udren, Esq.
Licensed PA, NJ, IL

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5100
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

March 12, 2014

Sent via fax #(570)389-5625

Columbia County Sheriff's Office
Attn: Real Estate

Re: **Citibank, N.A. as trustee for LXS 2007-11 Trust Fund**

vs.

PAMELA J. HAEDRICH
THOMAS M. HAEDRICH, JR.

Columbia County
Docket No.: **2011-CV-1462**
Premises: **Lot 2R Turner's Way a/k/a 9 Turners Way, Bloomsburg, PA 17815**

Sheriff's Sale No.:

To whom it may concern:

Please postpone the Sheriff Sale scheduled for **March 19, 2014** to **April 2, 2014**, on behalf of the Plaintiff to allow time for advertising.

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: **SalesandBid@udren.com**.

Sincerely,
Udren Law Offices, P.C.
Tarin Jefferson
Foreclosure Specialist

MJU#: 11060850 CASE#: 11060850-1

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

Citibank, N.A. as trustee for LXS 2007-11
Trust Fund

Plaintiff

v.

THOMAS M. HAEDRICH, JR., PAMELA
J. HAEDRICH

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-1462

2013-ED-183

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Thomas M. Haedrich, Jr.
Lot 2R Turner's Way a/k/a 9 Turners Way
Bloomsburg, PA 17815

Your house (real estate) at Lot 2R Turner's Way a/k/a 9 Turners Way, Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on Feb. 5 at 9 AM at the , to enforce the court judgment of \$232,898.64, 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**:

2014 TAX Due

Tax Notice 2014 County & Municipality

HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

Denise D Ottaviani
116 Frosty Valley Road
Bloomsburg PA 17815

HOURS MARCH & APRIL: TUE & THUR 1PM TO 6PM

JUNE 24, 26, 30: 1 PM TO 6 PM

OR BY APPOINTMENT

PHONE: 570-784-9310

FOR: COLUMBIA County

DATE
03/01/2014

BILL NO.
19688

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	59,829	9.146	536.26	547.20	601.92
SINKING		1.345	78.86	80.47	88.52
FIRE		1.65	96.75	98.72	108.59
TWP RE		7.5	439.75	448.72	493.59
The discount & penalty have been calculated for your convenience			1,151.62	1,175.11	1,292.62
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

HAEDRICH THOMAS M & PAMELA J JR
104 CASCADE DR
GREER SC 29651

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 18 -07 -005-26,000
9 TURNERS WAY
4.76 Acres Land 9,760
Buildings 50,069
Total Assessment 59,829

This tax returned
to courthouse on:
January 1, 2015

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

CL

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

REAL ESTATE TAX CERTIFICATION

Date: 01/28/2014

Fee: \$5.00

Cert. NO: 16995

HAEDRICH THOMAS M & PAMELA J JR
104 CASCADE DR
GREER SC 29651

District: HEMLOCK TWP
Deed: 20060 -9157
Location: 9 TURNERS WAY
Parcel Id:18 -07 -005-26,000

Assessment: 59,829

Balances as of 01/28/2014

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

NO TAX CLAIM TAXES DUE

COLUMBIA COUNTY SHERIFF

TIMOTHY CHAMBERLAIN

By: _____

Per: _____

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

Citibank, N.A. as trustee for LXS 2007-11
Trust Fund

Plaintiff

v.

PAMELA J. HAEDRICH, THOMAS M.
HAEDRICH, JR.,

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-1462

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.

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: 1/16/14

UDREN LAW OFFICES, P.C.

BY: Nicole B LaBletta
Attorneys for Plaintiff

COPY

Nicole LaBletta, Esquire
PA ID 202194

MJU#: 11060850 CASE#: 11060850-1

**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

**Citibank, N.A. as trustee for LXS 2007-11
Trust Fund**

Plaintiff

v.

**Pamela J. Haedrich
Thomas M. Haedrich, Jr.**

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-1462

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76**

Citibank, N.A. as trustee for LXS 2007-11 Trust Fund, 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 Praecept for the Writ of Execution was filed, the following information concerning the real property located at:

Lot 2R Turner`s Way a/k/a 9 Turners Way, Bloomsburg, PA 17815

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

**Pamela J. Haedrich
c/o Patrick T. O`Connell, Esquire
14 West Main Street
Bloomsburg, PA 17815**

**Pamela J. Haedrich
Lot 2R Turner`s Way a/k/a 9 Turners Way
Bloomsburg, PA 17815**

**Thomas M. Haedrich, Jr.
c/o Patrick T. O`Connell, Esquire
14 West Main Street
Bloomsburg, PA 17815**

**Thomas M. Haedrich, Jr.
Lot 2R Turner`s Way a/k/a 9 Turners Way
Bloomsburg, PA 17815**

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

**Pamela J. Haedrich
c/o Patrick T. O'Connell, Esquire
14 West Main Street
Bloomsburg, PA 17815**

**Pamela J. Haedrich
Lot 2R Turner's Way a/k/a 9 Turners Way
Bloomsburg, PA 17815**

**Thomas M. Haedrich, Jr.
c/o Patrick T. O'Connell, Esquire
14 West Main Street
Bloomsburg, PA 17815**

**Thomas M. Haedrich, Jr.
Lot 2R Turner's Way a/k/a 9 Turners Way
Bloomsburg, PA 17815**

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

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

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

**First Keystone National Bank
111 West Front Street
Bloomsburg, PA 17815**

**Equable Ascent Financial, LLC
1120 W. Lake Cook Road, Suite B
Buffalo Grove, IL 60089-1970**

**Capital One Bank
120 North Keyser Ave
Scranton, PA 18504**

**CITIBANK NA
1835 Market Street, Suite 501
Philadelphia, PA 19103**

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

Citibank, N.A. as trustee for LXS 2007-11 Trust Fund
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409

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

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

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

Tenants/Occupants
Lot 2R Turner`s Way a/k/a 9 Turners Way
Bloomsburg, PA 17815

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: 1-16-14

UDREN LAW OFFICES, P.C.

BY: Nicole LaBletta
Attorney for Plaintiff

MJU#: 11060850 CASE#: 11060850-1

Nicole LaBletta, Esquire
PA ID 202194

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

ATTORNEY FOR PLAINTIFF

**Citibank, N.A. as trustee for LXS 2007-11
Trust Fund**

Plaintiff

v.

**PAMELA J. HAEDRICH;
THOMAS M. HAEDRICH, JR.;**
Defendant(s)

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

MORTGAGE FORECLOSURE

NO. 2011-CV-1462

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): PAMELA J. HAEDRICH; THOMAS M. HAEDRICH, JR.;

PROPERTY: Lot 2R Turner's Way a/k/a 9 Turners Way, Bloomsburg, PA 17815

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia County Sheriff's Sale** on **02/05/2014 at 09:00 AM**, at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**. Our records indicate that you may hold a mortgage or judgment on the property, which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

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

MJU#: 11060850 CASE#: 11060850-1

EXHIBIT A

Line	Article Number	Name and Address of Addressee, Street, and Post Office Address	Registered <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified	Return Receipt for Merchandise <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 Due Sender If COD		S.H. Fee	Rgt. Del. Fee	Remarks
					Handling Charge	Act. Value (If Regis.)	Insured Value							
1		Adam DiGirolamo UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003												
2		CITIBANK NA 1835 Market Street, Suite 501 Philadelphia, PA 19103												
3														
4														
5														
6														
7														
8														
9														
10														
11														
12														
13														
14														
15														
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)										
1		1												

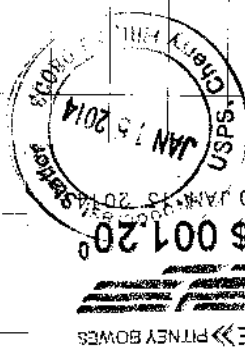


EXHIBIT A

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 R900, 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 forth class parcels.

PS Form 3877, February 1994

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

Pamela J. Haedrich - MJU# 11060850-1 (Columbia County)
Thomas M. Haedrich, Jr. - MJU# 11060850-1 (Columbia County)

Line	Article Number	Name and Address of Sender	Name of Addressee, Street, and Post Office Address	Registered	Insured	COD	Certified	Postage	Fee	Handling Charge	Act. Value (If Regs.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1		Adam DiGirolamo UDREY LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003	First Keystone National Bank 111 West Front Street Bloomsburg, PA 17815	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
2			Equable Ascent Financial, LLC 1120 W. Lake Cook Road, Suite B Buffalo Grove, IL 60089-1970	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
3			Capital One Bank 120 North Keyser Ave Scranton, PA 18504	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
4				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
5				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
6				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
7				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
8				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
9				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
10				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
11				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
12				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
13				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
14				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
15				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
Total number of Pieces Listed by Sender		3		Total Number of Pieces Received at Post Office		3		Postmaster, Per (Name of Receiving Employee)										

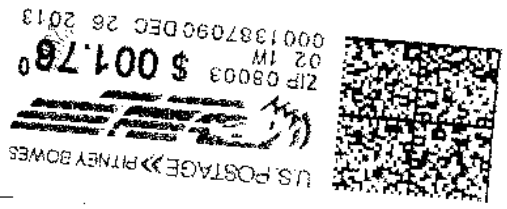


EXHIBIT A

EXHIBIT

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 R900, 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 forth class parcels.

Pamela J. Haedrich - MJU# 11060850-1 (Columbia County)
Thomas M. Haedrich, Jr. - MJU# 11060850-1 (Columbia County)

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
Mark J. Udren, Esq.
Licensed: PA, NJ, FL

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5100
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

PLEASE RESPOND TO NEW JERSEY OFFICE

January 13, 2014

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

Re: **Citibank, N.A. as trustee for LXS 2007-11 Trust Fund**
vs.
PAMELA J. HAEDRICH; THOMAS M. HAEDRICH, JR.; et al
ColumbiaCounty C.C.P. No. 2011-CV-1462

Dear Prothonotary:

In connection with the above file, enclosed please find Praeipce to File Proof of Service for filing.

Also enclosed is an extra copy of the Praeipce to be time stamped and returned in the enclosed self-addressed stamped envelope.

Thank you for your assistance with this matter.

Sincerely yours,

Adam DiGirolamo
Legal assistant
/dbs

Enclosure

cc: Sheriff of **Columbia** County

EXHIBIT B

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

ATTORNEY FOR PLAINTIFF

Citibank, N.A. as trustee for LXS 2007-11
Trust Fund

Plaintiff

v.

PAMELA J. HAEDRICH; THOMAS M.
HAEDRICH, JR.; et al

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2011-CV-1462

PRAECIPE TO FILE PROOF OF SERVICE

TO THE PROTHONOTARY:

Kindly file the attached Proofs of Service with regard to the captioned matter.

Date:

1-16-14

UDREN LAW OFFICES, P.C.

BY:

Nicole LaBletta
Attorney for Plaintiff

Nicole LaBletta, Esquire
PA ID 202194

EXHIBIT B

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK (SOUTH DAKOTA) N.A.
vs.
THOMAS HAEDRICH, JR (et al.)

Case Number
2011CV1462

SHERIFF'S RETURN OF SERVICE

11/18/2013 08:50 AM - DEPUTY MARTIN BOUDMAN, 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 NELLIE HICKS WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR PAMELA HAEDRICH AT C/O PATRICK O'CONNELL, ESQ., 14 WEST MAIN STREET, BLOOMSBURG, PA 17815.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

November 18, 2013

EXHIBIT B

COMMONWEALTH OF PENNSYLVANIA

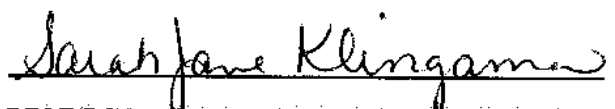
Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

18TH day of NOVEMBER, 2013



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK (SOUTH DAKOTA) N.A.
vs.
THOMAS HAEDRICH, JR (et al.)

Case Number
2011CV1462

SHERIFF'S RETURN OF SERVICE

11/18/2013 08:50 AM - DEPUTY MARTIN BOUDMAN, 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 NELLIE HICKS, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR THOMAS HAEDRICH, JR AT C/O PATRICK O'CONNELL, ESQ., 14 WEST MAIN STREET, BLOOSMBURG, PA 17815.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

November 18, 2013

EXHIBIT B

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

NOTARY

Affirmed and subscribed to before me this

18TH day of NOVEMBER, 2013

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

(c) CountySuite Sheriff, Tereusoft, Inc.

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
Mark J. Udren, Esq.
Licensed: PA, NJ, FL

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(EX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5100
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

January 14, 2014

Sent via fax #(570)389-5625

Columbia County Sheriff's Office
Attn: Real Estate

Re: Citibank, N.A. as trustee for LXS 2007-11 Trust Fund
vs.
PAMELA J. HAEDRICH
THOMAS M. HAEDRICH, JR.

Columbia County
Docket No.: 2011-CV-1462 183
Premises: Lot 2R Turner's Way a/k/a 9 Turners Way, Bloomsburg, PA 17815

Sheriff's Sale No.: N/A

To whom it may concern:

Please postpone the Sheriff Sale scheduled for 02/05/2014 to 03/19/14, on behalf of the Plaintiff.

Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: SalesandBid@udren.com.

Sincerely,
Udren Law Offices, P.C.
Adam DiGirolamo
Foreclosure Specialist

MJU#: 11060850 CASE#: 11060850-1

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK (SOUTH DAKOTA) N.A.
vs.
THOMAS HAEDRICH, JR (et al.)

Case Number
2011CV1462

SHERIFF'S RETURN OF SERVICE

01/02/2014 12:41 PM - DEPUTY MICHAEL BEYER, 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 9 TURNER WAY, BLOOMSBURG, PA 17815.

Michael Beyer
MICHAEL BEYER, DEPUTY

SO ANSWERS,

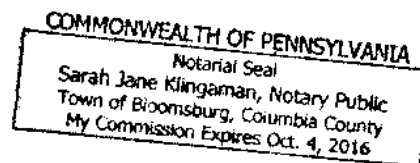
Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

January 03, 2014

NOTARY

Affirmed and subscribed to before me this

3RD day of JANUARY, 2014



Sarah Jane Klingaman

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK (SOUTH DAKOTA) N.A.
vs.
THOMAS HAEDRICH, JR (et al.)

Case Number
2011CV1462

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SHERIFF'S SALE BILL

Expires: 12/13/2013

Zone:

Warrant:

Serve To:

Name: (POSTING)

Primary Address: 9 TURNER WAY
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation:

Date: 01-02-14 Time: 12:41

Deputy: 16-4 Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2011CV1462

9 TURNER WAY, BLOOMSBURG, PA 17815

EXP: 12/13/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK (SOUTH DAKOTA) N.A.
vs.
THOMAS HAEDRICH, JR (et al.)

Case Number
2011CV1462

SHERIFF'S RETURN OF SERVICE

11/18/2013 08:50 AM - DEPUTY MARTIN BOUDMAN, 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 NELLIE HICKS WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR PAMELA HAEDRICH AT C/O PATRICK O'CONNELL, ESQ., 14 WEST MAIN STREET, BLOOMSBURG, PA 17815.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

November 18, 2013

NOTARY

Affirmed and subscribed to before me this

18TH day of NOVEMBER, 2013

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



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK (SOUTH DAKOTA) N.A.
vs.
THOMAS HAEDRICH, JR (et al.)

Case Number
2011CV1462

SHERIFF'S RETURN OF SERVICE

11/18/2013 08:50 AM - DEPUTY MARTIN BOUDMAN, 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 NELLIE HICKS, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR THOMAS HAEDRICH, JR AT C/O PATRICK O'CONNELL, ESQ., 14 WEST MAIN STREET, BLOOMSBURG, PA 17815.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

November 18, 2013

NOTARY

Affirmed and subscribed to before me this

18TH day of NOVEMBER, 2013

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



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

Citibank, N.A. as trustee for LXS 2007-11
Trust Fund

Plaintiff

v.

THOMAS M. HAEDRICH, JR., PAMELA
J. HAEDRICH

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-1462

2013-ED-183

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Thomas M. Haedrich, Jr.
Lot 2R Turner's Way a/k/a 9 Turners Way
Bloomsburg, PA 17815

PARCEL #
18-07-005-26,000

Your house (real estate) at Lot 2R Turner's Way a/k/a 9 Turners Way, Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on Feb. 5 at 9 AM at the , to enforce the court judgment of \$232,898.64, 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.)

All paid for 2013- See Attached.

As soon AS I receive 2014 County / Township TAX Bill
I'll mail to you, If I receive it Before ~~Before~~
the ~~tax~~ Sale on Feb. 5th 2014.

Tax Notice 2013 County & Municipality

HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

Denise D Ottaviani
116 Frosty Valley Road
Bloomsburg PA 17815

HOURS: MARCH & APRIL: TUE & THUR 1PM TO 6PM

JUNE 20, 25, 27: 1 PM TO 6 PM

OR BY APPOINTMENT

PHONE: 570-784-9310

DATE 03/01/2013

BILL NO. 19640

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	59,829	9.146	536.26	547.20	601.92
SINKING		1.345	78.86	80.47	88.52
FIRE		1.65	96.75	98.72	108.59
TWP RE		7.5	439.75	448.72	493.59

The discount & penalty have been calculated for your convenience

PAY THIS AMOUNT

1,151.62

June 30
If paid on or before

1,292.62

June 30
If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

HAEDRICH THOMAS M & PAMELA J JR
104 CASCADE DR
GREER SC 29651

CNTY TWP

Discount 2 % 2 %

Penalty 10 % 10 %

PARCEL: 18-07-005-26,000

9 TURNERS WAY

4.76 Acres

Land

Buildings

Total Assessment

9,760

50,069

59,829

This tax returned to courthouse on: January 1, 2014

FILE COPY

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

BLOOMSBURG SCHOOL DISTRICT

HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

DENISE D OTTAVIANI

116 FROSTY VALLEY RD

BLOOMSBURG, PA 17815

2013 SCHOOL REAL ESTATE DATE 07/01/2013 BILL# 004593 TAXCOLLECTOR COPY

DESCRIPTION ASSESSMENT RATE 2% DISC FACE AMOUNT 10% PENALTY

Real 59829 39.700 2327.71 2375.21 2612.73

HEMLOCK TWP

PAID AUG 31 PAID

INSTALLMENT PLAN Face

FIRST INSTALLMENT 791.74

SECOND 791.74

THIRD INSTALLMENT 791.73

Penalty 791.74

791.74

870.91

870.90

ASSESSMENT 59829

2327.71

2375.21

2612.73

IF PAID ON OR BEFORE AUG 31

IF PAID AFTER OCT 31

14111

TAXES BECOME DELINQUENT 120 DAYS AFTER BILLING

SCHOOL PENALTY @ 10%

PROPERTY DESCRIPTION

PARCEL 18 07 00526000

9 TURNERS WAY

20060-9157

4.76 ACRES

9760.00

50069.00

50069.00

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK (SOUTH DAKOTA) N.A.
vs.
THOMAS HAEDRICH, JR (et al.)

Case Number
2011CV1462

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 12/13/2013

Warrant:

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

Post

Serve To:

Name: OCCUPANT

Primary Address: 9 TURNER WAY

BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Front Door

Relation:

Date:

11-18-13

Time:

1154

Deputy:

16

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OCCUPANT

2011CV1462

9 TURNER WAY, BLOOMSBURG, PA 17815

EXP: 12/13/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIBANK (SOUTH DAKOTA) N.A.
vs.
THOMAS HAEDRICH, JR (et al.)

Case Number
2011CV1462

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 12/13/2013

Warrant:

Notes: C/O PATRICK O'CONNELL, ESQ. 14 WEST MAIN STREET BLOOMSBURG

Serve

Serve To:

Name: PAMELA HAEDRICH

Primary Address: 9 TURNER WAY
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: O'CONNELL BSR
14 WEST MAIN ST
BLOOMSBURG PA 17815

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Nellie Hicks

Relation: Legal Assistant

Date: 11-18-13

Time: 0850

Deputy: 16

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

HAEDRICH, PAMELA

2011CV1462

9 TURNER WAY, BLOOMSBURG, PA 17815

EXP: 12/13/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK (SOUTH DAKOTA) N.A.
vs.
THOMAS HAEDRICH, JR (et al.)

Case Number
2011CV1462

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 12/13/2013

Warrant:

Notes: C/O PATRICK O'CONNELL 14 WEST MAIN STREET BLOOMSBURG

Serve ↑ 13

Serve To:

Name: THOMAS HAEDRICH, JR

Primary Address: 9 TURNER WAY

BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

*O'CONNELL ESQ
14 WEST MAIN ST*

Phone:

BloomSBurg PA17815

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Neillie Hicks

Relation:

Legal Assistant

Date:

11-18-13

Time:

0850

Deputy:

16

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

10-14-13

Time:

1823

Mileage:

Deputy:

8

Service Attempt Notes:

1. Spoke with 4 Neighbor Have Not Live There a Over A yr
2. No One Living At House
- 3.
- 4.
- 5.
- 6.

HAEDRICH JR, THOMAS

2011CV1462

9 TURNER WAY, BLOOMSBURG, PA 17815

EXP: 12/13/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK (SOUTH DAKOTA) N.A.
vs.
THOMAS HAEDRICH, JR (et al.)

Case Number
2011CV1462

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 12/13/2013

Warrant:

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

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380

Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Debbie Miller

Relation:

Clerk

Date:

11-15-13

Time:

08:20

Deputy:

16

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2011CV1462

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 12/13/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIBANK (SOUTH DAKOTA) N.A.
vs.
THOMAS HAEDRICH, JR (et al.)

Case Number
2011CV1462

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 12/13/2013

Warrant:

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

Serve To:

Name: Domestic Relations Office of Columbia Cot

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 Richendier

Relation: Clerk II

Date: 11-15-13

Time: 08:20

Deputy: 16

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 OF

2011CV1462

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 12/13/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIBANK (SOUTH DAKOTA) N.A.
vs.
THOMAS HAEDRICH, JR (et al.)

Case Number
2011CV1462

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 12/13/2013

Warrant:

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

Serve To:

Name: Denise D. Ottaviani
Primary Address: 116 Frosty Valley Road
Bloomsburg, PA 17815

Phone: 570-784-9310 DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

OTTAVIANI, DENISE D.

2011CV1462

116 FROSTY VALLEY ROAD, BLOOMSBURG, PA 17815 EXP: 12/13/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIBANK (SOUTH DAKOTA) N.A.
vs.
THOMAS HAEDRICH, JR (et al.)

Case Number
2011CV1462

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires: 12/13/2013

Warrant:

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

Serve To:

Name: HEMLOCK MUNICIPAL SEWER COOPERA

Primary Address: 82 BUCKHORN ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

12-14-13

Time:

Deputy:

HC

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

HEMLOCK MUNICIPAL SEW

2011CV1462

82 BUCKHORN ROAD, BLOOMSBURG, PA 17815

EXP: 12/13/2013

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

Citibank, N.A. as trustee for LXS 2007-11
Trust Fund

Plaintiff

v.

THOMAS M. HAEDRICH, JR., PAMELA
J. HAEDRICH

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-1462

2013-ED-183

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Thomas M. Haedrich, Jr.
Lot 2R Turner's Way a/k/a 9 Turners Way
Bloomsburg, PA 17815

Your house (real estate) at Lot 2R Turner's Way a/k/a 9 Turners Way, Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on Feb. 5 at 9 AM at the , to enforce the court judgment of \$232,898.64, 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.)

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

Citibank, N.A. as trustee for LXS 2007-11
Trust Fund

Plaintiff

v.

Pamela J. Haedrich
Thomas M. Haedrich, Jr.

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-1462

2013-ED-183

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

Citibank, N.A. as trustee for LXS 2007-11 Trust Fund, 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:

Lot 2R Turner's Way a/k/a 9 Turners Way, Bloomsburg, PA 17815

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

Pamela J. Haedrich
c/o Patrick T. O'Connell, Esquire
14 West Main Street
Bloomsburg, PA 17815

Pamela J. Haedrich
Lot 2R Turner's Way a/k/a 9 Turners Way
Bloomsburg, PA 17815

Thomas M. Haedrich, Jr.
c/o Patrick T. O'Connell, Esquire
14 West Main Street
Bloomsburg, PA 17815

Thomas M. Haedrich, Jr.
Lot 2R Turner's Way a/k/a 9 Turners Way
Bloomsburg, PA 17815

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

Pamela J. Haedrich
c/o Patrick T. O'Connell, Esquire
14 West Main Street
Bloomsburg, PA 17815

Pamela J. Haedrich
Lot 2R Turner's Way a/k/a 9 Turners Way
Bloomsburg, PA 17815

**Thomas M. Haedrich, Jr.
c/o Patrick T. O'Connell, Esquire
14 West Main Street
Bloomsburg, PA 17815**

**Thomas M. Haedrich, Jr.
Lot 2R Turner's Way a/k/a 9 Turners Way
Bloomsburg, PA 17815**

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

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

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

**Citibank, N.A. as trustee for LXS 2007-11 Trust Fund
888 East Walnut Street
Pasadena, CA 91101**

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

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

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

Tenants/Occupants

**Lot 2R Turner`s Way a/k/a 9 Turners Way
Bloomsburg, PA 17815**

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: 11-5-13

UDREN LAW OFFICES, P.C.

BY: 

Attorney for Plaintiff

SALVATORE CAROLLO, ESQUIRE
PA ID 311050

MJU#: 11060850 CASE#: 11060850-1

Document Receipt

Trans #	1386	Carrier / service:	USPS Server	First-Class Mail®	11/14/2013 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000013892

Doc Ref #: 183ED2013

Postage 4.8100

HARRISBURG PA 17128

Document Receipt

Trans #	1385	Carrier / service:	USPS Service	First-Class Mail®	11/14/2013 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking # 719C1140006000013885

Doc Ref #: 183ED2013

Postage 4.8100

PHILADELPHIA PA 19106

Document Receipt

Trans #	1384	Carrier / service:	USPS Server	First-Class Mail®	11/14/2013 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking # 71901140036000013878

Doc Ref # 183ED2013

Postage 4.8100

PHILADELPHIA PA 19107

Document Receipt

Trans #	1383	Carrier / service	USPS Server	First-Class Mail®	11/14/2013 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking # 71901140006000013861

Doc Ref # 183ED2013

Postage 4.8100

HARRISBURG PA 17105

Document Receipt

Trans #	1382	Carrier / service:	USPS Server	First-Class Mail®	11/14/2013 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #. 71901140006000013854

Doc Ref # 183ED2013

Postage 4.8100

HARRISBURG PA 17105

Document Receipt

Trans #	1381	Carrier / service:	USPS Server	First-Class Mail®	11/14/2013 12:00:00 AM
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Ship to:

COMMONWEALTH OF PA DEPT OF
REVENUE

BUREAU OF COMPLIANCE

PO BOX 281230

Tracking #: 71901140006000013847

Doc Ref #: 183ED2013

Postage 4.8100

HARRISBURG PA 17128

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1462

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 05, 2014
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 piece, parcel and tract of land being located in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an existing iron pin, said iron pin beint the northeasterly corner of lands now or formerly of Robert C. and Mary K. Buck; THENCE along Lot 1R, North 89 degrees 17 minutes 41 seconds East, 316.74 feet to an iron pin; THENCE along the same, South 81 degrees 37 minutes 25 seconds East, 302.65 feet to an existing iron pin; THENCE along lands now or formerly of Douglas P. and Patricia A. Evans, South 08 degrees 40 minutes 07 seconds West, 350.00 feet to an existing iron pin; THENCE along the same, North 81 degrees 37 minutes 25 seconds West, 613.63 feet to an existing iron pin; THENCE along lands now or formerly of Robert C. and Mary K. Buck, North 08 degrees 22 minutes 35 seconds East 300.00 feet to an existing iron pin, THE PLACE OF BEGINNING.

CONTAINING 4.758 acres of land in all, as further shown on a Subdivision plan prepared by Andrew D. Keister, PLS, dated November 25, 2005, last revised December 27, 2005, and filed in Columbia County Map Book 8, Page 924.

TOGETHER WITH a right-of-way for access and utility purposes, all in accordance with that certain Usage and Maintenance Agreement, by and between the Grantor and Grantee, herein, which is being recorded simultaneously herewith. Said right-of-way for access and utility purposes is bounded and described as follows:

BEGINNING at a point located on the easterly right-of-way or Pony Trail Drive (T-346), said point being the southwesterly corner or lands now or formerly of Kim R. and Christine D. Hastings; THENCE along lands now or formerly of Hastings and through lands of Lot 1R, South 81 degrees 37 minutes 25 seconds East, 410.40 feet to a point; THENCE through Lot 1R, South 08 degrees 22 minutes 35 seconds West 30.81 feet to a point; THENCE by the same, South 89 degrees 17 minutes 41 seconds West, 121.52 feet to an existing iron pin; THENCE along lands now or formerly of Robert C. and Mary K. Buck, North 81 degrees 37 minutes 25 seconds West, 290.40 feet to a point along the easterly right-of-way of Pony Trail Drive (T-346); THENCE along the easterly right-of-way line of Pony Trail Drive (T-346), North 08 degrees 22 minutes 35 seconds East, 50.00 feet to the point and place of beginning. Containing 0.445 acres of land in all.

PROPERTY ADDRESS: 9 TURNER WAY, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 18-07-005-26

Seized and taken into execution to be sold as the property of THOMAS HAEDRICH, JR, PAMELA HAEDRICH in suit of CITIBANK (SOUTH DAKOTA) N.A..

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

REAL ESTATE OUTLINE

ED # 18715

DATE RECEIVED 1-17-14
DOCKET AND INDEX 18715

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>5817</u>

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

SALE DATE	<u>Feb, 5, 14</u>	TIME <u>0900</u>
POSTING DATE	<u>Jan 5 14</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>Jan 15</u>
	2 ND WEEK	<u>22</u>
	3 RD WEEK	<u>29 14</u>

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

Citibank, N.A. as trustee for LXS 2007-11
Trust Fund

Plaintiff

v.

Pamela J. Haedrich
Thomas M. Haedrich, Jr.

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-1462

2013-ED-183

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:

Lot 2R Turner's Way a/k/a 9 Turners Way, Bloomsburg, PA 17815

Amount due

\$ 232,898.64

Interest From **12/01/2012**
to Date of Sale

\$ _____

*Ongoing Per Diem of **\$33,5000**
to actual date of sale including if sale is
held at a later date*

(Costs to be added)

\$ _____
Prothonotary

By Barbara N Silvestri/KAB
Clerk

Date 11-13-13

MJU#: 11060850 CASE#: 11060850-1

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

Citibank, N.A. as trustee for LXS 2007-11
Trust Fund

Plaintiff

v.

Pamela J. Haedrich

Thomas M. Haedrich, Jr.

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-1462

Non-Military Affidavit Under the Service members' Civil Relief Act

The affiant, Tahna Kinsey, is an employee of OneWest Bank, FSB ("OneWest") as servicing agent to Plaintiff and is authorized to make this affidavit on behalf of the Plaintiff. The affiant, being first duly sworn upon oath, deposes and says:

On this date, OCT 03 2013, the affiant conducted a search of the Department of Defense Manpower Data Center for the Defendant(s), **Pamela J. Haedrich, Thomas M. Haedrich, Jr.**, who/each of whom is over 18 years of age. The certified military status report(s) provided for said Defendant(s) indicate(s) that said Defendant(s) is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) verifying said belief is/are attached hereto as Exhibit A.

Affiant is unable to determine whether any Defendant is serving with the forces of a nation with which the United States is allied in the prosecution of a war or military action.

FURTHER AFFIANT SAYETH NOT.

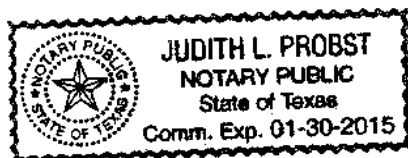
Tahna Kinsey

Type Name Here: Tahna Kinsey
Assistant Secretary

State of Texas
County of Travis

Sworn to and subscribed before me on the _____ day of OCT 03 2013,
by Tahna Kinsey.

(Personalized Seal)



[Signature]
Notary Public's Signature

MJU#: 11060850 CASE#: 11060850-1

SHERIFF COPY



Status Report

Pursuant to Servicemembers Civil Relief Act

Last Name: HAEDRICHFirst Name: THOMASMiddle Name: MActive Duty Status As Of: Oct-03-2013

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Mary M. Snavelly-Dixon

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

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 501 et seq. as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Certificate ID: 846BD6CDT0C8Z90



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: HAEDRICHFirst Name: PAMELAMiddle Name: JActive Duty Status As Of: Oct-03-2013

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
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This response reflects whether the individual or his/her unit has received early notification to report for active duty			

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

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Certificate ID: E4UEI63D10C8H90

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

Citibank, N.A. as trustee for LXS 2007-11
Trust Fund

Plaintiff

v.

Pamela J. Haedrich
Thomas M. Haedrich, Jr.

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-1462

2013-ED-183

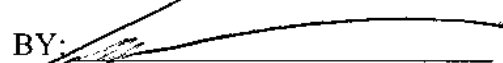
CERTIFICATE OF ACT 91

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

SALVATORE CAROLLO, ESQUIRE
PA ID 311050

ALL THAT CERTAIN piece, parcel and tract of land being located in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an existing iron pin, said iron pin being the northeasterly corner of lands now or formerly of Robert C. and Mary K. Buck;

THENCE along Lot 1R, North 89 degrees 17 minutes 41 seconds East, 316.74 feet to an iron pin;

THENCE along the same, South 81 degrees 37 minutes 25 seconds East, 302.65 feet to an existing iron pin;

THENCE along lands now or formerly of Douglas P. and Patricia A. Evans, South 08 degrees 40 minutes 07 seconds West, 350.00 feet to an existing iron pin;

THENCE along the same, North 81 degrees 37 minutes 25 seconds West, 613.63 feet to an existing iron pin;

THENCE along lands now or formerly of Jeffrey R. and Michelle J. Bella and lands now or formerly of Robert C. and Mary K. Buck, North 08 degrees 22 minutes 35 seconds East, 300.00 feet to an existing iron pin, THE PLACE OF BEGINNING.

CONTAINING 4.758 acres of land in all, as further shown on a Subdivision plan prepared by Andrew D. Koister, PLS, dated November 25, 2005, last revised December 27, 2005, and filed in Columbia County Map Book 8, Page 924.

TOGETHER WITH a right-of-way for access and utility purposes, all in accordance with that certain Usage and Maintenance Agreement, by and between the Grantor and Grantee, herein, which is being recorded simultaneously herewith. Said right-of-way for access and utility purposes is bounded and described as follows:

BEGINNING at a point located on the easterly right-of-way of Pony Trail Drive (T-346), said point being the southwesterly corner of lands now or formerly of Kim R. and Christine D. Hastings; THENCE along lands now or formerly of Hastings and through lands of Lot 1R, South 81 degrees 37 minutes 25 seconds East, 410.40 feet to a point; THENCE through Lot 1R, South 08 degrees 22 minutes 35 seconds West, 30.81 feet to a point; THENCE by the same, South 89 degrees 17 minutes 41 seconds West, 121.52 feet to an existing iron pin; THENCE along lands now or formerly of Robert C. and Mary K. Buck, North 81 degrees 37 minutes 25 seconds West, 290.40 feet to a point along the easterly right-of-way of Pony Trail Drive (T-346); THENCE along the easterly right-of-way line of Pony Trail Drive (T-346), North 08 degrees 22 minutes 35 seconds East, 50.00 feet to the point and place of beginning. Containing 0.445 acres of land in all.

Exhibit A

910 pgh

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

pleadings@udren.com

**Citibank, N.A. as trustee for LXS 2007-11
Trust Fund**

Plaintiff

v.

**Pamela J. Haedrich
Thomas M. Haedrich, Jr.**

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-1462

2013-ED-183

AFFIDAVIT OF LAST KNOWN ADDRESS
UNDER RULE 76

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

**PAMELA J. HAEDRICH
C/O PATRICK T. O'CONNELL, ESQUIRE
14 WEST MAIN STREET
BLOOMSBURG, PA 17815**


**PAMELA J. HAEDRICH
LOT 2R TURNER'S WAY A/K/A 9 TURNERS WAY
BLOOMSBURG, PA 17815**

**THOMAS M. HAEDRICH, JR.
C/O PATRICK T. O'CONNELL, ESQUIRE
14 WEST MAIN STREET
BLOOMSBURG, PA 17815**

**THOMAS M. HAEDRICH, JR.
LOT 2R TURNER'S WAY A/K/A 9 TURNERS WAY
BLOOMSBURG, PA 17815**

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

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff
SALVATORE CAROLLO, ESQUIRE
PA ID 311050

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

Citibank, N.A. as trustee for LXS 2007-11
Trust Fund

Plaintiff

v.

THOMAS M. HAEDRICH, JR., PAMELA
J. HAEDRICH

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-1462

2013-ED-183

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Thomas M. Haedrich, Jr.
c/o Patrick T. O'Connell, Esquire
14 West Main Street
Bloomsburg, PA 17815

Your house (real estate) at **Lot 2R Turner's Way a/k/a 9 Turners Way, Bloomsburg, PA 17815** is scheduled to be sold at the Sheriff's Sale on _____ at _____ at the , to enforce the court judgment of **\$232,898.64**, 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
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**Citibank, N.A. as trustee for LXS 2007-11
Trust Fund**

Plaintiff

v.

**THOMAS M. HAEDRICH, JR., PAMELA
J. HAEDRICH**

Defendant(s)

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CIVIL DIVISION
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MORTGAGE FORECLOSURE

NO. 2011-CV-1462

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Citibank, N.A. as trustee for LXS 2007-11
Trust Fund

Plaintiff

v.

PAMELA J. HAEDRICH
THOMAS M. HAEDRICH, JR.

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-1462

2013-ED-183

SHORT DESCRIPTION FOR ADVERTISING

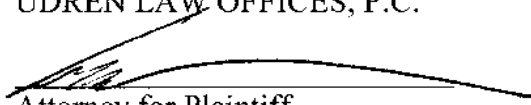
ALL THAT CERTAIN LOT OF LAND SITUATE IN **HEMLOCK TOWNSHIP,**
COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS **Lot 2R Turner's Way a/k/a 9 Turners Way, Bloomsburg, PA 17815**

PARCEL NUMBER: **18-07-005-26**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

SALVATORE CAROLLO, ESQUIRE
PA ID 311050

EXHIBIT A

ALL THAT CERTAIN tract of land situate in Fayette Township, Juniata County, Pennsylvania, together with any improvements erected thereon, bounded and described as follows, to wit:

BEGINNING at an existing iron pin at the northeast corner of the premises hereby conveyed and described, where same corners with lands now or formerly of Joseph D. Ritzman and Fosselman Drive; thence along said Fosselman Drive and lands now or formerly of Preston Fosselman and lands now or formerly of the Juniata Mennonite School South 25 degrees, 0 minutes, 0 seconds East 1,554.55 feet to an existing iron pin; thence along lands now or formerly of James Weader, Sr., lands now or formerly of David L. Erb, lands now or formerly of Jack E. Walton and lands now or formerly of William E. Haubert South 79 degrees, 52 minutes, 30 seconds West 359.39 feet to a set iron pin; thence along lands formerly of the Estate of Isobel F. Smith North 20 degrees, 2 minutes, 30 seconds West 643.65 feet to a set iron pin; thence along same lands South 63 degrees, 58 minutes, 30 seconds West 320.99 feet to a point on the centerline of State Route 235; thence along said centerline of State Route 235 in a northwesterly direction along the arc of a circle having a radius of 5,253.60 feet for an arc distance of 181.68 feet to a point on said centerline; thence along lands of the Grantees herein North 47 degrees, 26 minutes, 0 seconds East 342.48 feet to a point; thence along same lands North 11 degrees 29 minutes 0 seconds West 170.07 feet to a point; thence along same lands North 26 degrees 47 minutes 0 seconds West 355.45 feet to a set iron pin; thence along lands now or formerly of Joseph D. Ritzman North 63 degrees, 15 minutes, 0 seconds East 262.35 feet to the place of BEGINNING, containing 11.810 acres and being designated as Proposed Lot Addition 1 on a draft of survey and Lot Addition Plan by Tuscarora Land Surveying dated February 19, 2010, which was reviewed by the Juniata County Planning Commission on March 16, 2010, and was approved by the Board of Supervisors of Fayette Township, Juniata County, Pennsylvania, on April 14, 2010, and a copy of which was recorded on April 15, 2010, in the Office of the Recorder of Deeds of Juniata County at Instrument No. 2010-818.

BEING KNOWN AS: Lot 2R Turner's Way a/k/a 9 Turners Way, Bloomsburg, PA 17815

PROPERTY ID NO.: 18-07-005-26

TITLE TO SAID PREMISES IS VESTED IN Thomas M. Haedrich, Jr. and Pamela J. Haedrich, his wife, their heirs and assigns, as Tenants by the Entireties BY DEED FROM James A. Turner, Jr. and Svetlana Pinkevitch Turner, his wife DATED 09/01/2006 RECORDED 09/01/2006 IN DEED BOOK Instrument # 200609157.

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
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Citibank, N.A. as trustee for LXS 2007-11
Trust Fund

Plaintiff

v.

PAMELA J. HAEDRICH; THOMAS M.
HAEDRICH, JR.;

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2011-CV-1462

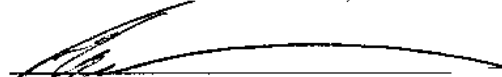
2013-ED-183

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: 11-5-13

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

SALVATORE CAROLLO, ESQUIRE
PA ID 311050

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
*Mark J. Udren, Esq.
Licensed: PA, NJ, IL*

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(FX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5100
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

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

Re: **Citibank, N.A. as trustee for LXS 2007-11 Trust Fund**
vs.
Pamela J. Haedrich
Thomas M. Haedrich, Jr.

Columbia County C.C.P. No. 2011-CV-1462

Dear Sir or Madam:

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

PAMELA J. HAEDRICH
C/O PATRICK T. O'CONNELL, ESQUIRE
14 WEST MAIN STREET
BLOOMSBURG, PA 17815

PAMELA J. HAEDRICH
LOT 2R TURNER'S WAY A/K/A 9 TURNERS WAY
BLOOMSBURG, PA 17815

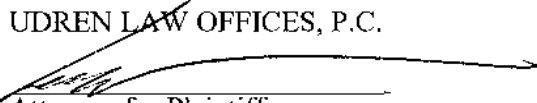
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THOMAS M. HAEDRICH, JR.
LOT 2R TURNER'S WAY A/K/A 9 TURNERS WAY
BLOOMSBURG, PA 17815

SPECIAL INSTRUCTIONS:

Please then, **POST** the property with the Handbill at **Lot 2R Turner's Way a/k/a 9 Turners Way, Bloomsburg, PA 17815.**

UDREN LAW OFFICES, P.C.


Attorney for Plaintiff

SALVATORE CAROLLO, ESQUIRE
PA ID 311050

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500
Mark J. Udren, Esq.
Licensed: PA, NJ, FL

UDREN LAW OFFICES, P.C.

New Jersey Office
Woodcrest Corporate Center
111 Woodcrest Rd.
Suite 200
Cherry Hill, NJ 08003
(PH) 856-669-5400
(TX) 856-669-5399
www.udren.com

Florida Office
2101 W. Commercial Blvd
Suite 5100
Fort Lauderdale, FL 33309
(PH) 954-378-1757
(FX) 954-378-1758

Sheriff of Columbia County
Courthouse
P.O. Box 380
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vs.
Pamela J. Haedrich
Thomas M. Haedrich, Jr.

Columbia County C.C.P. No. 2011-CV-1462

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BLOOMSBURG, PA 17815

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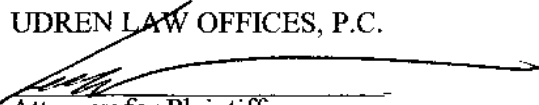
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UDREN LAW OFFICES, P.C.


Attorney for Plaintiff
SALVATORE CAROLLO, ESQUIRE
PA ID 311050

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

58108

UDREN LAW OFFICES, PC
PA OPERATING ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003

Beneficial
BANK

NUMBER
58108

3-7568/2360

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

DATE
November 01, 2013

AMOUNT
*****1,500.00

PAY
TO THE
ORDER
OF

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

VOID AFTER 90 DAYS

Haedrich - Tina Jans HAEDRICH

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

⑈058108⑈ ⑆236075689⑆ 9500077186⑈