

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Seven Mortgage Services vs Rose Resseguie

NO. 158-14 ED NO. 59-2008 JD

DATE/TIME OF SALE: DECEMBER 17, 2014 @ 9:00A M

BID PRICE (INCLUDES COST)

\$ 6500.00 (3541.55)

POUNDAGE - 2% OF BID

\$ 130.00

TRANSFER TAX - 2% OF FAIR MKT

\$ -

MISC. COSTS

\$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE

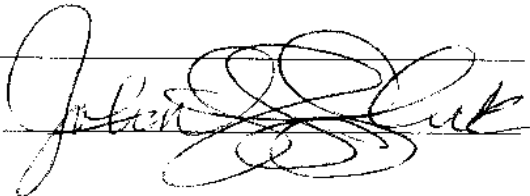
\$ 5091.55

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____



TOTAL DUE:

\$ 5091.55

LESS DEPOSIT:

\$ 1500.00

DOWN PAYMENT:

\$ _____

TOTAL DUE IN 8 DAYS

\$ 3591.55

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

Saxon Mortgage Services vs Roger Passequie
NO. 158-14 ED NO. 59-2008 JD

DATE/TIME OF SALE: DECEMBER 17, 2014 @ 9:00A M

BID PRICE (INCLUDES COST)

\$ 65000.00 (3541.55)

POUNDAGE - 2% OF BID

\$ 1300.00

TRANSFER TAX - 2% OF FAIR MKT

\$ -

MISC. COSTS

\$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE

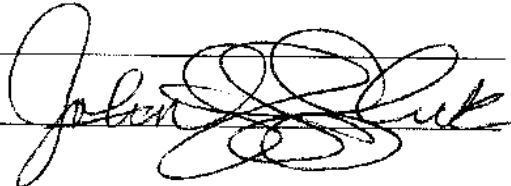
\$ 5091.55

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S):



TOTAL DUE:

\$ 5091.55

LESS DEPOSIT:

\$ 1500.00

DOWN PAYMENT:

\$ _____

TOTAL DUE IN 8 DAYS

\$ 3591.55

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
SAXON MORTGAGE SERVICES, INC.

vs.

Defendant
ROGER O RESSEGUIE

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

Sheriff's Sale Date: Wednesday, December 17, 2014

Writ of Execution No. : 2008CV59

Advance Sheriff Costs: \$1,500.00

Location of the real estate: 256 THOMAS ROAD, 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	\$24.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,248.54
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$150.00
Service Mileage	\$10.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$10.00
Surcharge	\$110.00

Total Sheriff Costs **\$1,965.04**

Municipal Costs

Delinquent Taxes	\$1,509.51
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Total Municipal Costs **\$1,509.51**

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs **\$67.00**

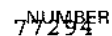
Grand Total: **\$3,541.55**

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

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

© Columbia County Sheriff's Office, Inc.

111 WOODCREST ROAD
CHERRY HILL, NJ 08003



3-7568/2360

Three Thousand Five Hundred Ninety-One and 55/100*****

DATE
March 25, 2015

AMOUNT
*****3,591.55

**PAY
TO THE
ORDER
OF**

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

VOID AFTER 90 DAYS

Robert M. Ure

Resseguie, 256 Thomas Rd., Bloomsburg, PA 17815, Lorraine DeCroce

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

077294# 1:236075689: 9500077186#

UDREN LAW OFFICES, P.C.

Pennsylvania Office
100 W. 3rd Ave.
Suite 200
Conshohocken, PA 19428
(PH) 215-568-9500

Mark J. Udren, Esq.
Licensed: PA, NJ, FL

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

December 19, 2014

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

RE Saxon Mortgage Services, Inc.
vs.
Roger Resseguie
Property: 256 Thomas Road, Bloomsburg, PA 17815
Columbia County C.C.P. No 2008-CV-59
Sheriff's Sale Date: 12/17/2014

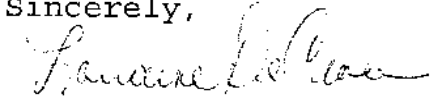
Dear Sir or Madam:

As attorney on the Writ we are requesting the **DEED** be recorded in the name of: **FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC, 8742 Lucent Blvd., Suite 300, Highlands Ranch, CO 80129.**

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 Assistant

Enclosure

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid
Book Number
Page Number
Date Recorded

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

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

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

B. TRANSFER DATA

Grantor(s)/Lessor(s)	Date Of Acceptance of Document:
Sheriff of Columbia County	
Mailing Address	Grantee(s)/Lessee(s)
35 West Min Street	FV-1, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC
City	Mailing Address
Bloomsburg	8742 Lucent Blvd., Suite 300
State	City
PA	Highlands Ranch
ZIP Code	State
17815	CO
	ZIP Code
	80129

C. REAL ESTATE LOCATION

Street Address	City, Township, Borough
256 Thomas Road	Mt. Pleasant Township
County	School District
Columbia	Central Columbia SD
	Tax Parcel Number
	26-04-007

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$60,000	+0	= \$60,000
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$24,774	X 3.61	= \$89,434.14

E. EXEMPTION DATA – Refer to instructions for exemption status.

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

2. Check Appropriate Box Below for Exemption Claimed

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

Transfer from the Sheriff to the mortgagee as a result of an action in mortgage foreclosure.
Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
<i>Michael DeCicco</i>	12-19-14

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

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE
TIMOHTY T. CHAMBERLAIN, SHERIFF**

Fax

To: Lori

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 3

Phone:

Date: February 12, 2015

Re: Resseguie

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

Attached is the cost sheet for Resseguie. Also attached is a cost sheet for a sale that was stayed November 12, 2014 with a balance due of \$132.44.

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815
REAL ESTATE TAX LIEN CERTIFICATE

DATE:15-OCT-14

FEE:\$5.00

CERT. NO19128

FV 1 INC
4708 MERCANTILE DRIVE
FORT WORTH TX 76137

DISTRICT: MT PLEASANT TWP
DEED 20110-4979
LOCATION: 256 THOMAS RD BLOOMSBURG
PARCEL: 26 -04 -007-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2012	PRIM	1,480.59	23.92		0.00	1,504.51
TOTAL DUE :						\$1,504.51

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: January ,2015

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2013

REQUESTED BY: Columbia County Sheriff dm.

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE

11 W MAIN STREET

PO BOX 380

BLOOMSBURG, PA 17815

(570) 389-5649

FAX: (570) 389-5646

TAX CERTIFICATION

2014 - REAL ESTATE

As of Date: 10/15/2014 02:59:37 PM

Owner: FV 1 INC

4708 MERCANTILE DRIVE

FORT WORTH TX 76137

Municipality: MT PLEASANT TWP

Parcel #: 26 -04 -007-00,000

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		Amount	Due Date	Amount	Due Date	Amount	Due Date
025968	G	\$222.05	04/30/2014	\$226.58	06/30/2014	\$249.24	08/31/2014
		Discount Payment		05/07/2014		\$222.05	
025968	S	\$32.65	04/30/2014	\$33.32	06/30/2014	\$36.65	08/31/2014
		Discount Payment		05/07/2014		\$32.65	
025968	R	\$27.94	04/30/2014	\$28.51	06/30/2014	\$31.36	08/31/2014
		Discount Payment		05/07/2014		\$27.94	

Total Paid To Date:

\$282.64

dm

Signature

10-15-14

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES.
PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.
DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

SHERIFF'S SALE COST SHEET

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

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>34.00</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>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>371.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1243.54</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1473.54</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>67.00</u>
TOTAL ***** \$ <u>77.00</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>1569.51</u>
TOTAL ***** \$ <u>1569.51</u>	

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>0-</u>	

TOTAL COSTS (OPENING BID) \$ 3546.55

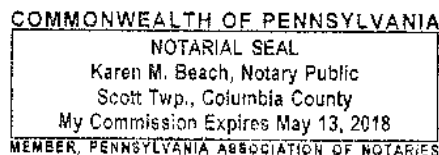
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

James T. Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice November 26, December 3 & 10, 2014 that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....*James T. Micklow*.....

Sworn and subscribed to before me this 12th day of December, 2014.

.....*Karen M. Beach*.....
(Notary Public)



And now,, 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

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

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

Re: **Saxon Mortgage Services, Inc.**
vs.
ROGER RESSEGUIE,
Columbia County C.C.P. No. 2008-CV-59

To whom it may concern:

Please file of record the enclosed Affidavit of Service Pursuant to Rule 3129.

I have enclosed an extra copy to be time stamped and returned in the self-addressed stamped envelope provided.

Thank you for your assistance in this matter.

Sincerely,

Christine Perry
Foreclosure Specialist

COPY

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

MJU#: 07120454 CASE#: 07120454-1

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

Saxon Mortgage Services, Inc.
Plaintiff

v.

ROGER RESSEGUIE,
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-59

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: 11/21/14

UDREN LAW OFFICES, P.C.

BY: Nicole LaPlante
Attorneys for Plaintiff

Nicole LaPlante, Esquire
PA ID 232194

**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

Saxon Mortgage Services, Inc.
Plaintiff

v.

Roger Resseguie

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-59

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

Saxon Mortgage Services, Inc., 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:

256 Thomas Rd., Bloomsburg, PA 17815

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

**Roger Resseguie
256 Thomas Rd.
Bloomsburg, PA 17815**

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

**Roger Resseguie
256 Thomas Rd.
Bloomsburg, PA 17815**

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

Jr Lien Holders - None

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

**Saxon Mortgage Services, Inc.
P.O. Box 636005
LITTLETON, CO 80126**

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 Claims 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
256 Thomas Rd.
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: 11/21/14

UDREN LAW OFFICES, P.C.

BY: Nicole LaBella
Attorney for Plaintiff

MJU#: 07120454 CASE#: 07120454-1

Nicole LaBella, 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

Saxon Mortgage Services, Inc.
Plaintiff

v.

ROGER RESSEGUIE;
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-59

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

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): ROGER RESSEGUIE;

PROPERTY: 256 Thomas Rd., Bloomsburg, PA 17815

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia** County Sheriff's Sale on **12/17/2014 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#: 07120454 CASE#: 07120454-1

Name and Address of Sender		Dominic DiGiorgio UDREN LAW OFFICES, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003				<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Certified		<input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Int'l Recorded Del. <input type="checkbox"/> Express Mail		Check appropriate block for Registered Mail: <input type="checkbox"/> With Postal Insurance <input type="checkbox"/> Without postal Insurance		Affix stamp here if issued as certificate of mailing or for additional copies of this bill.				
Line	Article Number	Name of Addressee, Street, and Post Office Address				Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rst. Del. Fee	Remarks
1		Columbia County Domestic Relations Section P.O. Box 380 Bloomsburg, PA 17815														
2		Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815														
3		Commonwealth of PA, Department of Revenue Bureau of Compliance PO Box 281230 Harrisburg, PA 17128-1230														
4		Tenants/Occupants 256 Thomas Rd. Bloomsburg, PA 17815														
5																
6																
7																
8																
9																
10																
11																
12																
13																

U.S. POSTAGE >>> PINEY GROVES
 ZIP 08003 \$ 003.54
 OCT 29 2014
 STATION CHERRY HILL, NJ 08003

Total number of Pieces Listed by Sender: **4**
 Total Number of Pieces Received at Post Office: **Four**
 Postmaster, Per (Name of Receiving Employee): *Clair*

PS Form 3877, February 1994

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

Roger Resseguie - MJU# 07120454-1 (Columbia County)
 Sale Scheduled 12/17/2014

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

Saxon Mortgage Services, Inc.
Plaintiff

v.

ROGER RESSEGUIE
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-59

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Roger Resseguie
256 Thomas Rd.
Bloomsburg, PA 17815

Your house (real estate) at **256 Thomas Rd., Bloomsburg, PA 17815** is scheduled to be sold at the Sheriff's Sale on **12/17/2014 at 9:00AM** at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$88,482.18**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

LAWYER REFERRAL SERVICE

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

ASSOCIATION DE LICENCIADOS

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

Verbal Confirmation of Service of the Notice of Sale

Date: 11/17/14

Spoke With: Sheriff

Defendant: Roger Resseguie

Date Served: 10/15/14

At: property

Who Accepted: personally

Defendant: _____

Date Served: _____

At: _____

Who Accepted: _____

Defendant: _____

Date Served: _____

At: _____

Who Accepted: _____

Defendant: _____

Date Served: _____

At: _____

Who Accepted: _____

Are there any additional fees due? Yes No If so how much? \$ _____

Notes: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff




Earl D. Mordan, Jr.
Chief Deputy

SAXON MORTGAGE SERVICES, INC.
vs.
ROGER O RESSEGUIE

Case Number
2008CV59

SHERIFF'S RETURN OF SERVICE

11/12/2014 11:18 AM - DEPUTY MARTIN BOUDMAN, 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 256 THOMAS ROAD, BLOOMSBURG, PA 17815.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

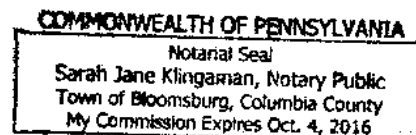

TIMOTHY T. CHAMBERLAIN, SHERIFF

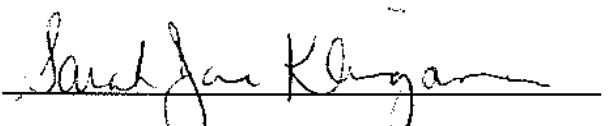
November 12, 2014

NOTARY

Affirmed and subscribed to before me this

12TH day of NOVEMBER, 2014





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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SAXON MORTGAGE SERVICES, INC.
vs.
ROGER O RESSEGUIE

Case Number
2008CV59

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 256 THOMAS ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

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)

2008CV59

256 THOMAS ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



SAXON MORTGAGE SERVICES, INC.
vs.
ROGER O RESSEGUIE

Case Number
2008CV59

SHERIFF'S RETURN OF SERVICE

10/15/2014 02:58 PM - DEPUTY KEVIN DENT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: ROGER O RESSEGUIE AT 256 THOMAS ROAD, BLOOMSBURG, PA 17815.


KEVIN DENT, DEPUTY

SO ANSWERS,

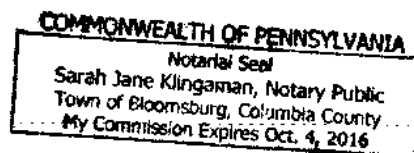

TIMOTHY T. CHAMBERLAIN, SHERIFF

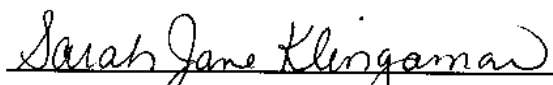
October 15, 2014

NOTARY

Affirmed and subscribed to before me this

15TH day of OCTOBER, 2014





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

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000039298

US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

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

Saxon Mortgage Services, Inc.
Plaintiff

v.

ROGER RESSEGUIE
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-59

2014-ED-158

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Roger Resseguie
256 Thomas Rd.
Bloomsburg, PA 17815

Your house (real estate) at **256 Thomas Rd., Bloomsburg, PA 17815** is scheduled to be sold at the Sheriff's Sale on Dec. 17th at 9:00 AM at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$88,482.18**, 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.)

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SAXON MORTGAGE SERVICES, INC.
vs.
ROGER O RESSEGUIE

Case Number
2008CV59

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 158

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: OCCUPANT

Primary Address: 256 THOMAS ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: ROGER O RESSEGUIE

Relation: Dof

Date: 10/15/14

Time: 1458

Deputy: 5

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

2008CV59

256 THOMAS ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SAXON MORTGAGE SERVICES, INC.
vs.
ROGER O RESSEGUIE

Case Number
2008CV59

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 158

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: ROGER O RESSEGUIE

Primary Address: 256 THOMAS ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: ROGER O RESSEGUIE

Relation: DEF

Date: 10/15/14 Time: 1750

Deputy: 5 Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

RESSEGUIE, ROGER O

2008CV59

256 THOMAS ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SAXON MORTGAGE SERVICES, INC.
vs.
ROGER O RESSEGUIE

Case Number
2008CV59

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone:

158

Warrant:

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:

DEB muer

Relation:

CLERK

Date:

10/15/14

Time:

1346

Deputy:

5

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

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4.

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6.

COLUMBIA COUNTY TAX C

2008CV59

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SAXON MORTGAGE SERVICES, INC.
vs.
ROGER O RESSEGUIE

Case Number
2008CV59

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 158

Warrant:

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: KAREN RICHENDRER

Relation: CLERIC

Date: 10-14-14 Time: 1305

Deputy: 8 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

2008CV59

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SAXON MORTGAGE SERVICES, INC.
vs.
ROGER O RESSEGUIE

Case Number
2008CV59

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 158

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: Central Columbia SD

Primary Address: 4777 Old Berwick Road
Bloomsburg, PA 17815

Phone: 570-784-2850

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: DEBRA BAKER

Relation: CLERK

Date: 10-14-14

Time: 1350

Deputy: 8

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

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CENTRAL COLUMBIA SD

2008CV59

4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

✓ gll

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
ANNE NEAUS

Case Number
2014CV1087

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 157

Manner: < Not Specified >

Expires:

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: 10-10-14 Time: 0945

Deputy: 4 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2014CV1087

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
ANNE NEAUS

Case Number
2014CV1087

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 157

Warrant:

Serve To:

Name: Domestic Relations Office of Columbia Co.

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

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Karen Richendrfer

Relation: Clerk II

Date: 10-10-14

Time: 9:45

Deputy: 41

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2014CV1087 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

✓ 512

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
ANNE NEAUS

Case Number
2014CV1087

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 157

Warrant:

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

Serve To:

Name: Connie C. Gingham

Primary Address: 1615 Lincoln Avenue
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

CONNIE GINGHER

Relation:

Tax Collector

Date:

10/10/14

Time:

1:20

Deputy:

5

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

GINGHER, CONNIE C.

2014CV1087

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
ANNE NEAUS

Case Number
2014CV1087

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 151

Manner: < Not Specified >

Expires:

Warrant:

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

Serve To:

Name: ANNE NEAUS

Primary Address: 617 WASHINGTON STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 217 MAPLE ROAD
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: ANNE NEAUS

Relation: DEF

Date: 10/10/14 Time: 1105

Deputy: 5 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

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

NEAUS, ANNE

2014CV1087

617 WASHINGTON STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
ANNE NEAUS

Case Number
2014CV1087

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

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

Zone: 157

Warrant:

Serve To:

Name: OCCUPANT

Primary Address: 617 WASHINGTON STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 10/10/14

Time: 1056

Deputy: 5

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OCCUPANT

2014CV1087

617 WASHINGTON STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FARGO BANK, N.A.
vs.
ANNE NEAUS

Case Number
2014CV1087

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone: 157

Warrant:

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

Serve To:

Name: BERWICK AREA JOINT SEWER AUTHORIT

Primary Address: 106 MARKET STREET
BERWICK, PA 18603

Phone: DOB:

Alternate Address: 1108 FREAS AVENUE
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: SALLI MASATKA

Relation: SECRETARY

Date: 10/10/14 Time: 1044

Deputy: 5 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK AREA JOINT SE

2014CV1087

106 MARKET STREET, BERWICK, PA 18603

NO EXPIRATION

10/14/2014

**TO: TIMOTHY CHAMBERLAIN, SHERIFF
COLUMBIA COUNTY**

FAX: 1-570-389-5625

**FROM: TINA JANS
UDREN LAW OFFICES, P.C.**

PHONE: 1-856-669-5544

TO FOLLOW IS THE AFFIDAVIT OF NON-MILITARY SERVICE FOR :

SAXON MORTGAGE SERVICES, INC

VS.

ROGER RESSEGUIE

NO.: 2008-CV-59

PROPERTY : 256 THOMAS ROAD, BLOOMSBURG, PA 17815

THANKS AND HAVE A GREAT DAY!

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

Saxon Mortgage Services, Inc.
Plaintiff

v.

ROGER RESSEGUIE,
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-59

AFFIDAVIT OF NON-MILITARY SERVICE
UNDER Pa.R.C.P 76

THE UNDERSIGNED states based upon a search of the Department of Defense Manpower Data Center for the Defendant(s), that the Defendant(s), **ROGER RESSEGUIE**, who/each of whom is over 18 years of age is/are not in active military service as defined in the Servicemembers' Civil Relief Act. The Military Status Report(s) is/are attached hereto as **Exhibit "A"**.

The Affiant lacks sufficient information to be able to determine whether any other Defendants in this action are in active military service because Plaintiff cannot provide date(s) of birth and/or Social Security number(s) for said Defendant(s) to enable a search.

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

Dated: October 14, 2014


Attorney for Plaintiff

Nicole LaBletta, Esquire
PA ID 202194



Status Report **Pursuant to Servicemembers Civil Relief Act**

Last Name: RESSEGUIE

First Name: ROGER

Middle Name:

Active Duty Status As Of: Oct-14-2014

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.

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 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 "defenseink.mil" URL: <http://www.defenseink.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: CEP3SFA5G05AW40

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 10/14/14

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**
Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: 1011226
Description: **R Resseguie Sheriff sale**
Run Dates: **11/26/14 to 12/10/14**
Class: **2**
Agate Lines: **228**
Blind Box:

Total Ad Cost \$1,248.54
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	11/26/14	12/10/14	3	\$1,248.54

SHERIFF'S SALE By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2008CV99

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, DECEMBER 17, 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 PARCEL OF LAND IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED INSTRUMENT, 200612387, ID# 26-04-006, BEING KNOWN AND DESIGNATED AS BEGINNING AT A POINT IN THE CONCRETE BRIDGE OVER A SMALL RUN AND THE CENTER LINE OF PUBLIC ROAD, THENCE BY THE CENTER LINE OF SAID ROAD, SOUTH 17 DEGREES 10 MINUTES EAST, 22.5 PERCHES; THENCE SOUTH 0 DEGREES 50 MINUTES EAST, 12 PERCHES TO A POINT IN LINE OF LAND NOW OR FORMERLY OF FRANK WELLYER; THENCE BY LAND NOW OR FORMERLY OF SAID WELLYER, NORTH 171 DEGREES EAST 36.5 PERCHES TO A STONE IN LINE OF LANDS NOW OR FORMERLY OF HOWARD STEWART; THENCE NORTH 15 DEGREES 15 MINUTES WEST, 30.0 PERCHES TO A STAKE IN THE MIDDLE OF A SMALL RUN; THENCE BY THE CENTER LINE OF SAID RUN, SOUTH 78 DEGREES 45 MINUTES WEST, 33.8 PERCHES TO THE PLACE OF BEGINNING, CONTAINING 7.0 ACRES, BE THE SAME MORE OR LESS, THE FOREGOING DESCRIPTION IS IN ACCORDANCE WITH A SURVEY MADE MARCH 1, 1958 BY HOWARD FETTEROLF, R.E. EXCEPTING AND RESERVING A 3.02 ACRE TRACT OF LAND PREVIOUSLY GRANTED AND CONVEYED TO PAUL L. HAUS BY DEED DATED JULY 25, 1980 AND RECORDED JULY 30, 1980 COLUMBIA COUNTY DEED BOOK 283, PAGE 865.

DEED FROM ROGER O. RESSEGUIE, SINGLE AS SET FORTH IN DEED INSTRUMENT 200612387 DATED 11/14/2006 AND RECORDED 11/27/2006, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS: 256 THOMAS ROAD, (MOUNT PLEASANT) BLOOMSBURG, PA 17815.

PROPERTY ID NO: 26-04-006

TITLE TO SAID PREMISES IS VESTED IN ROGER O. RESSEGUIE BY DEED FROM ROGER O. RESSEGUIE, SINGLE DATED 11/14/2006 RECORDED 11/27/2006 INSTRUMENT NO 200612387.

PROPERTY ADDRESS: 256 THOMAS ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26-04-006

Seized and taken into execution to be sold as the property of ROGER O. RESSEGUIE in suit of SAXON MORTGAGE SERVICES, INC.

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.

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2008CV59

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, DECEMBER 17, 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 PARCEL OF LAND IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED INSTRUMENT, 200612387, ID# 26-04-007, BEING KNOWN AND DESIGNATED AS BEGINNING AT A POINT IN THE CONCRETE BRIDGE OVER A SMALL RUN AND THE CENTER LINE OF PUBLIC ROAD.

THENCE BY THE CENTER LINE OF SAID ROAD, SOUTH 17 DEGREES 10 MINUTES EAST, 22.5 PERCHES; THENCE SOUTH 0 DEGREES 50 MINUTES EAST, 12 PERCHES TO A POINT IN LINE OF LAND NOW OR FORMERLY OF FRANK WELLIVER; THENCE BY LAND NOW OR FORMERLY OF SAID WELLIVER, NORTH 71 DEGREES EAST 36.5 PERCHES TO A STONE IN LINE OF LANDS NOW OR FORMERLY OF HOWARD STEWART; THENCE NORTH 15 DEGREES 15 MINUTES WEST, 30.0 PERCHES TO A STAKE IN THE MIDDLE OF A SMALL RUN; THENCE BY THE CENTER LINE OF SAID RUN, SOUTH 78 DEGREES 45 MINUTES WEST, 33.8 PERCHES TO THE PLACE OF BEGINNING.

CONTAINING 7.0 ACRES, BE THE SAME MORE OR LESS, THE FOREGOING DESCRIPTION IS IN ACCORDANCE WITH SURVEY MADE MARCH 1, 1958 BY HOWARD FETTEROLF, R.E.

EXCEPTING AND RESERVING A 3.02 ACRE TRACT OF LAND PREVIOUSLY GRANTED AND CONVEYED TO PAUL L. FAUS BY DEED DATED JULY 25, 1980 AND RECORDED JULY 30, 1980 COLUMBIA COUNTY DEED BOOK 289, PAGE 865.

DEED FROM ROGER O. RESSEGUIE, SINGLE AS SET FORTH IN DEED INSTRUMENT 200612387 DATED 11/14/2006 AND RECORDED 11/27/2006, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS: 256 THOMAS ROAD, (MOUNT PLEASANT) BLOOMSBURG, PA 17815

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

ATTORNEY FOR PLAINTIFF

Saxon Mortgage Services, Inc.
Plaintiff

v.

Roger Resseguie

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-59

2014-ED-158

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:

256 Thomas Rd., Bloomsburg, PA 17815

Amount due

\$ 88,482.18

Interest From 08/31/2008
to Date of Sale _____

\$ _____

*Ongoing Per Diem of \$14.6000
to actual date of sale including if sale is
held at a later date*

(Costs to be added)

\$ Barbara N Silvestri
Prothonotary

By Kelly P Brewer

Clerk

Date 10-10-14

MJU#: 07120454 CASE#: 07120454-1

REAL ESTATE OUTLINE

ED # 2014 LD158

DATE RECEIVED

10/14/14

DOCKET AND INDEX

2008 C159

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

X

COPY OF DESCRIPTION

X

WHEREABOUTS OF LKA

X

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

X

WAIVER OF WATCHMAN

X

AFFIDAVIT OF LIENS LIST

V

CHECK FOR \$1,350.00 OR 1500⁰⁰

X

CK# 715 76

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

SALE DATE

Dec. 17th

TIME 9:00 am

POSTING DATE

ADV. DATES FOR NEWSPAPER

1ST WEEK

2ND WEEK

3RD WEEK

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

Saxon Mortgage Services, Inc.

Plaintiff

v.

Roger Resseguie

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-59

2014-ED-158

WRIT OF EXECUTION

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\$ 88,482.18

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to Date of Sale

\$ _____

Ongoing Per Diem of \$14,6000

to actual date of sale including if sale is
held at a later date

(Costs to be added)

s Barbara D. Silvestri
Prothonotary

By Kelly P. Brewer
Clerk

Date 10-10-14

[Handwritten signature and date: 10-10-14]

MJU#: 07120454 CASE#: 07120454-1

COURT OF COMMON PLEAS
NO. 2008-CV-59

Saxon Mortgage Services, Inc.

vs.

Roger Resseguie

WRIT OF EXECUTION

REAL DEBT \$ 88,482.18

Interest From 08/31/2008 \$ _____
to Date of Sale _____
Ongoing Per Diem of \$14.6000
to actual date of sale including if sale is
held at a later date

COSTS PAID:

PROTHY \$ _____

SHERIFF \$ _____

STATUTORY \$ _____

COSTS DUE PROTHY. \$ _____

PREMISES TO BE SOLD:

256 Thomas Rd.
Bloomsburg, PA 17815

David Neeren, Esquire

PA ID 204252

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

\$90.50 pd
\$14.00 pd
\$100.00 pd
\$10.00

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

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

Re: **Saxon Mortgage Services, Inc.**
vs.
Roger Resseguie

Columbia County C.C.P. No. **2008-CV-59**

Dear Sir or Madam:

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

ROGER RESSEGUIE
256 THOMAS RD.
BLOOMSBURG, PA 17815

SPECIAL INSTRUCTIONS:

Please then, **POST** the property with the Handbill at **256 Thomas Rd., Bloomsburg, PA 17815.**

UDREN LAW OFFICES, P.C.

Attorney for Plaintiff

David Neeren, Esquire

PA ID 204252

**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

Saxon Mortgage Services, Inc.
Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

Roger Resseguie

MORTGAGE FORECLOSURE

Defendant(s)

NO. 2008-CV-59

2014-ED-158

AFFIDAVIT PURSUANT TO RULE 3129.1
AND RULE 76

Saxon Mortgage Services, Inc., 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:

256 Thomas Rd., Bloomsburg, PA 17815

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

**Roger Resseguie
256 Thomas Rd.
Bloomsburg, PA 17815**

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

**Roger Resseguie
256 Thomas Rd.
Bloomsburg, PA 17815**

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

**Saxon Mortgage Services, Inc.
4708 Mercantile Drive
Ft. Worth, TX 76137**

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

**Saxon Mortgage Services, Inc.
P.O. Box 636005
LITTLETON, CO 80126**

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

256 Thomas Rd.

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: _____

10/9/14

UDREN LAW OFFICES, P.C.

BY  David Neeren, Esquire
Attorney for Plaintiff

MJU#: 07120454 CASE#: 07120454-1

PA ID 204252

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:

Roger O Resseguie aka Roger
Resseguie,

Debtor(s)

Specialized Loan Servicing LLC as servicer
for FV-1, Inc. in Trust for Morgan Stanley
Mortgage Capital Holdings LLC,
Movant,

vs.

Roger O Resseguie aka Roger Resseguie,
Debtor(s) / Respondent(s),

and

Michael G. Oleyar,
Trustee / Respondent.

CHAPTER 7

CASE NO. 5:13-bk-04077-JJT

ORDER GRANTING MOTION FOR RELIEF FROM AUTOMATIC STAY

Upon consideration of the Motion of Specialized Loan Servicing LLC as servicer for FV-1, Inc. in Trust for Morgan Stanley Mortgage Capital Holdings LLC for Relief from Automatic Stay, it is hereby

ORDERED AND DECREED THAT: The 11 U.S.C. §362 Automatic Stay is hereby modified with respect to premises:

**256 Thomas Rd.
Bloomsburg, PA 17815**

as to allow the Movant to foreclose on its mortgage and allow the purchaser of said premises at Sheriff's Sale (or purchaser's assignee) to take any legal action for enforcement of its right to possession of said premises.

By the Court,



John J. Thomas, Bankruptcy Judge
(PJR)

Dated: September 11, 2014

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

Saxon Mortgage Services, Inc.
Plaintiff

v.

ROGER RESSEGUIE
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-59

2014-ED-158

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Roger Resseguie
256 Thomas Rd.
Bloomsburg, PA 17815

Your house (real estate) at **256 Thomas Rd., Bloomsburg, PA 17815** is scheduled to be sold at the Sheriff's Sale on Dec. 17th at 9:00 a.m. at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$88,482.18**, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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

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

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

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

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

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

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

LAWYER REFERRAL SERVICE

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

ASSOCIATION DE LICENCIADOS

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

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

ATTORNEY FOR PLAINTIFF

Saxon Mortgage Services, Inc.
Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

Roger Resseguie

MORTGAGE FORECLOSURE

Defendant(s)

NO. 2008-CV-59

2014-ED-158

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

David Neeren, Esquire

PA ID 204252

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

Saxon Mortgage Services, Inc.
Plaintiff

v.

Roger Resseguie

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-59

2014-ED-158

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

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- ☐ 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

David Neeren, Esquire

PA ID 204252

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

pleadings@udren.com

Saxon Mortgage Services, Inc.
Plaintiff

v.

Roger Resseguie

Defendant(s)

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-59

2014-ED-158

AFFIDAVIT OF LAST KNOWN ADDRESS
UNDER RULE 76

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

ROGER RESSEGUIE
256 THOMAS RD.
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

David Neeren, Esq.

PA ID 204983

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

Saxon Mortgage Services, Inc.
Plaintiff

v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

ROGER RESSEGUIE

MORTGAGE FORECLOSURE

Defendant(s)

NO. 2008-CV-59

2014-ED-158

SHORT DESCRIPTION FOR ADVERTISING

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

BEING KNOWN AS **256 Thomas Rd., Bloomsburg, PA 17815**

PARCEL NUMBER: **26-04-006**

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.

Attorney for Plaintiff

David Neeren, Esq.

Exhibit A (Legal Description)

ALL THAT PARCEL OF LAND IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED INSTRUMENT, 200612387, ID# 26-04-007, BEING KNOWN AND DESIGNATED AS BEGINNING AT A POINT IN THE CONCRETE BRIDGE OVER A SMALL RUN AND THE CENTER LINE OF PUBLIC ROAD;

THENCE BY THE CENTER LINE OF SAID ROAD, SOUTH 17 DEGREES 10 MINUTES EAST, 22.5 PERCHES;
THENCE SOUTH 0 DEGREES 50 MINUTES EAST, 12 PERCHES TO A POINT IN LINE OF LAND NOW OR FORMERLY OF FRANK WELLIVER;
THENCE BY LAND NOW OR FORMERLY OF SAID WELLIVER, NORTH 71 DEGREES EAST 36.5 PERCHES TO A STONE IN LINE OF LANDS NOW OR FORMERLY OF HOWARD STEWART;
THENCE NORTH 15 DEGREES 15 MINUTES WEST, 30.0 PERCHES TO A STAKE IN THE MIDDLE OF A SMALL RUN;
THENCE BY THE CENTER LINE OF SAID RUN, SOUTH 78 DEGREES 45 MINUTES WEST, 33.8 PERCHES TO THE PLACE OF BEGINNING.

CONTAINING 7.0 ACRES, BE THE SAME MORE OR LESS. THE FOREGOING DESCRIPTION IS IN ACCORDANCE WITH SURVEY MADE MARCH 1, 1958 BY HOWARD FETTEROLF, R.E.

EXCEPTING AND RESERVING A 3.02 ACRE TRACT OF LAND PREVIOUSLY GRANTED AND CONVEYED TO PAUL L. FAUS BY DEED DATED JULY 25, 1980 AND RECORDED JULY 30, 1980 COLUMBIA COUNTY DEED BOOK 289, PAGE 865.

DEED FROM ROGER O. RESSEGUIE, SINGLE AS SET FORTH IN DEED INSTRUMENT, 200612387 DATED 11/14/2006 AND RECORDED 11/27/2006, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 256 Thomas Rd., Bloomsburg, PA 17815

PROPERTY ID NO.: 26-04-006

TITLE TO SAID PREMISES IS VESTED IN **ROGER O. RESSEGUIE** BY DEED FROM **ROGER O. RESSEGUIE**, SINGLE DATED 11/14/2006 RECORDED 11/27/2006 IN DEED BOOK INSTRUMENT # 200612387.

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

Saxon Mortgage Services, Inc.
Plaintiff

v.

ROGER RESSEGUIE;
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2008-CV-59

2014-ED-158

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: 10/9/14

UDREN LAW OFFICES, P.C.

Attorney for Plaintiff

David Neeren, Esquire

PA ID 204252

Document Receipt

Trans #	3932	Carrier / service:	USPS Server	First-Class Mail®	10/14/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000039304

Doc Ref #: 2014ED158

Postage 5 3400

PHILADELPHIA PA 19106

Document Receipt

Trans #	3931	Carrier / service:	USPS Server	First-Class Mail®	10/14/2014 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 #:	71901140006000039298
Doc Ref #:	2014ED158
Postage	5.3400

PHILADELPHIA PA 19107

158

Document Receipt

Trans #	3930	Carrier / service:	USPS Server	First-Class Mail®	10/14/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000039281

Doc Ref #: 2014ED158

Postage 5.3400

HARRISBURG PA 17105

Document Receipt

Trans #	3929	Carrier / service	USPS Server	First-Class Mail®	10/14/2014 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000039274

Doc Ref #: 2014ED158

Postage 5.3400

HARRISBURG PA 17128

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



71576

NUMBER

3-7568/2360

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

DATE
October 09, 2014

AMOUNT
1,500.00

PAY
TO THE
ORDER
OF

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

VOID AFTER 90 DAYS

SAFEGUARD
SECURE
SAFEGUARD
SECURE

Resseguie, 256 Thomas Rd., Bloomsburg, PA 17815 Tina Jans RESSEGUIE

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

⑈071576⑈ ⑆236075689⑆ 9500077186⑈