COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Soven Mottage Sources VS Pages Pes	se quie
Souch Mottage Sources VS Pages Res NO. 158-14 ED NO. 59-20	<u>ාරදි</u> 1D
DATE/TIME OF SALE:DECEMBER 17, 2014 @ 9:00A M	[/ \
BID PRICE (INCLUDES COST) \$ 6500.00	(3541,55)
POUNDAGE 2% OF BID \$ 1300,00	_
TRANSFER TAX – 2% OF FAIR MKT \$	_
MISC. COSTS \$250,00	
TOTAL AMOUNT NEEDED TO PURCHASE	s 509/,55
PURCHASER(S):	
ADDRESS:	
NAMES(S) ON DEED:	
PURCHASER(S) SIGNATURE(S):	Suk
TOTAL DUE:	\$ 5071.55
LESS DEPOSIT:	\$ <u>1500,00</u>
DOWN PAYMENT:	\$
TOTAL DUE IN 8 DAYS	\$ 3571,55

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Souch Mo Agage Solvices VS	Mass Plass	equie
Saxon Mo Agase Services vs NO. 158-14 ED	NO. 59-200	<u>R</u>
DATE/TIME OF SALE:DECEMBER 1	7, 2014 @ 9:00A M_	-/ \
DATE/TIME OF SALE:DECEMBER 1	\$ 6500,00	(3541,55)
POUNDAGE – 2% OF BID	s_1300,60	
TRANSFER TAX - 2% OF FAIR MKT	s	
MISC. COSTS	\$ 250,00	
TOTAL AMOUNT NEEDED TO PURCH.	ASE	\$ 5091,55
PURCHASER(S):		
ADDRESS:		
NAMES(S) ON DEED:	1	
PURCHASER(S) SIGNATURE(S):	blui	Suk
TOTAL DUE:		\$ 5091.55
LESS DEPOSIT:		\$_1500,00
DOWN PAYMENT:		\$
TOTAL DUE IN 8 DA	AYS	\$ 3591,55

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, 201

Writ of Execution No.: 2008CV59 Advance Sheriff Costs: \$1,500.00

Location of the real estate: 256 THOMAS ROAD, BLOOMSBURG, PA 17815

Sheriff Costs

	Grand Total:	\$3,541.55
	Total Distribution Costs	\$67.00
Recording Fees		\$67.00
Distribution Costs		
	Total Municipal Costs	\$1,509.51
Delinquent Taxes		\$1,509.51
Municipal Costs		
Municipal Costs	Total Sheriff Costs	\$1,965.04
ductionage		
Notary Fee Surcharge		\$10.00 \$110.00
Copies		\$5.00
Distribution Form		\$25.00
Service Mileage		\$10.00
Service		\$150.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services	•	\$75.00
Sheriff's Deed		\$35.00
Sheriff Automation Fund	•	\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Press Enterprise Inc.		\$1,248.54
Posting Handbill		\$24.00 \$15.00
Mailing Costs		\$15.00 \$24.00
Levy		\$15.00
Crying Sale Docketing		\$10.00
Advertising Sale Bills & Copies		\$17.50
Advertising Sale (Newspaper)		\$15.00

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

11294

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT 111 WOODCREST ROAD CHERRY HILL, NJ 08003



7NJUMBER

3-7568/2360

DATE March 25, 2015 AMOUNT ******3,591,55

PAY TO THE ORDER

QΕ

Columbia County Sheriff Courthouse

P.O. Box 380

Bloomsburg, PA 17815

VOID AFTER 90 DAYS

Mark Alldren

Resseguie, 256 Thomas Rd., Bloomsburg, PA 17815, Lorraine DeCroce
THIS DOCUMENT CONTAINS HEAT SENSITIVE DIK. TOUCH ON PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

#O77294# #236075689#

9500077186#

UDREN LAW OFFICES, P.C.

Pennsylvania Office 100 W. 3rd Avc. 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

Florida Office 2101 W. Commercial Blvd Suite 5000 Fort Lauderdale, FL 33309 (PII) 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

REV-183 EX (4-10)



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

	Table of Tallin, Te		p or public di	mity easement. If more st	ace is needed, at	tacri additior	iai sneets.		
<u>A. C</u>	ORRESPONDENT – All inquir	ies may	be directed	d to the following pers	on:				
Name					·	e Number:			
	N LAW OFFICES, PC				856-6	69-5400			
Street	Address			City		State	ZIP Code		
	OODCREST RD.			CHERRY HILL		NI	08003		
	RANSFER DATA			Date Of Acceptance of	f Document:				
	or(s)/Lessor(s)		-	Grantee(s)/Lessee(s)					
	of Columbia County			FV-1, Inc. in trust for Morg	an Stanley Mortgag	e Capital Hold	lings LLC		
,	Address			Mailing Address					
_	st Min Street	la: .		8742 Lucent Blvd., Suite 30)0	, ,,			
City		State	ZIP Code	City		State	ZIP Code		
Bloom		PA	17815	Highlands Ranch		co	80129		
	EAL ESTATE LOCATION	<u> </u>							
	Address			City, Township, Borough					
	omas Road	la		Mt. Pleasant Township	·	<u>,</u>			
County		School			Tax Parcel Numb	er			
Columi	"	Central	Columbia SD	<u> </u>	26-04-007				
	ALUATION DATA		/						
_	insaction part of an assignment or relocation	on? T	Y <u></u>	N	,,, :	<u> </u>			
	ual Cash Consideration	1	er Considerat	ion	3. Total Consider	ation			
\$60,00		+0			= \$60,000				
	nty Assessed Value		ımon Level R	Ratio Factor	6. Fair Market Value				
\$24,77		X 3.61	_		= \$89,434.14				
E. E.	XEMPTION DATA - Refer to instr	uctions fe	or exemption s	tatus.					
00%	nount of Exemption Claimed	100%		ntor's Interest in Real Estate	1c. Percentage of 100%	Grantor's In	terest Conveyed		
2.Ch	eck Appropriate Box Below	for Ex	cemption	Claimed		<u>. </u>	<u></u>		
	Will or intestate succession.								
				(Name of Decedent)	_	(Estate File N	lumber)		
Ш	Transfer to a trust. (Attach complet	е сору с	of trust agree	ment identifying all benef	iciaries.)				
	Transfer From a trust. Date of tran If trust was amended attach a copy	sfer into of origin	the trust_ nal and amen	ded trust.					
	Transfer between principal and age	nt/straw	party. (Attac	ch complete copy of agend	cy/straw party agr	reement.)			
	Transfers to the Commonwealth, condemnation (If condemnation or				_	-	n or in lieu of		
\boxtimes	Transfer from mortgagor to a holde								
	Corrective or confirmatory deed. (A					oblight tichety			
	Statutory corporate consolidation, n				a or committee.)				
\boxtimes	Other (Please explain exemption cla								
									
Jndei	fer from the Sheriff to the more penalties of law, I declare the nation, and to the best of my be	at I ha	ve examin	ed this statement, in	cluding accom	nanvina			
ignatų	re of Correspondent or Responsible P	arty				Date			
	Decom Delegon					/ "	***		

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





• Com	ment				·
□ Urge	ent	☐ For Review	☐ Please Comment	☐ Piease Reply	☐ Please Recycle
Re:	Res	seguie	CC:		
Phone:			Date:	February 12, 2015	
Fax:			Pages:	3	
To: Lori			From:	Sheriff Timothy T.	Chamberlain

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	COSTS	TOTAL AMOUNT DUE
2012	PRIM	1,480.59	23.92		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

Columbia County Sheriff dm. REQUESTED BY:

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:

		Discount:	Face:	Penalty:
Bill # 025968	G	Amount <u>Due Date</u> \$222.05 04/30/2014	Amount Due Date \$226.58 06/30/2014	Amount <u>Due Date</u> \$249.24 08/31/2014
025968	s	Discount Payment \$32.65 04/30/2014	05/07/2014 \$33.32 06/30/2014	\$222.05
		Discount Payment	05/07/2014	\$36.65 08/31/2014 \$32.65
025968	R	\$27.94 04/30/2014 Discount Payment	\$28.51 06/30/2014 05/07/2014	\$31.36 08/31/2014 \$27.94
		Tot	al Paid To Date:	\$282.64

dm

10-15-14

Signature

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

	vs. Ressegue
NOED NO	VS. KESSEGULL JD DATE/TIME OF SALE
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 150,00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 74,60
ADVERTISING SALE BILLS & CO.	
ADVERTISING SALE (NEWSPAPE	
MILEAGE	\$ /0,00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ 5,00
NOTARY	\$ 10,00
TOTAL *****	************ <u>\$ 37/,50</u>
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	s 1343,54
SOLICITOR'S SERVICES	
TOTAL *****	\$75.00 ************* \$ <u>1473,54</u>
PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ 67,60
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL *****	*********
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20_	\$
SCHOOL DIST. 20_	\$
DELINQUENT 20_	\$ 1569.51
TOTAL *****	****** \$ / 569.5 /
MUNICIPAL FEES DUE:	
SEWER 20_	_ \$
WATER 20_	<u>\$</u>
TOTAL *****	*********
SURCHARGE FEE (DSTE)	\$_//0:00
MISC	\$
TOTAL ***	\$_//0.05 \$ \$ ************
	S (OPENING BID) \$ \$<\f\/.55

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.

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 Mich
Sworn and subscribed to before me this
(Notary Public)
COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Karen M. Beach, Notary Public Scott Twp., Columbia County My Commission Expires May 13, 2018 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES
And now,
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, Ti.

UDREN LAW OFFICES, P.C.

New Jersey Office Woodcrest Corporate Center 111 Woodcrest Rd. Suite 200 Cherry Hill, NJ 08003 (PH) 856-669-5400 (IX) 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

ATTORNEY FOR PLAINTIFF

pleadings@udren.com

Saxon Mortgage Services, Inc.

Plaintiff

COURT OF COMMON PLEAS CIVIL DIVISION

٧.

Columbia County

ROGER RESSEGUIE.

Defendant(s)

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:

- 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.
- 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".
- 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".
- 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: 11121114

UDREN LAW OFFICES, P.C.

BY: Will Subletter Attorneys for Plaintiff

IN 10 202194

Nicola La Picilla, Ecquira

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

 \mathbf{V}_{\cdot}

Saxon Mortgage Services, Inc. | COURT OF COMMON PLEAS

Plaintiff CIVIL DIVISION
Columbia County

Roger Resseguie MORTGAGE FORECLOSURE

Defendant(s) 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 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: 1 2114

UDREN LAW OFFICES, P.C.

BY: We Liftedty
Attorney for Plaintiff

MJU#: 07120454 CASE#: 07120454-1

Nicolo Latitulia, Ecquito PA ID 202194

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

ATTORNEY FOR PLAINTIFF

Saxon Mortgage Services, Inc.

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

ROGER RESSEGUIE:

856-669-5400

v.

Defendant(s)

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

Dominic DiGiorgio Decry Hill, NJ 08003 Cherry Hill, NJ 08003 Toerlifod Coulty Domestic Relations Section County Domestic Relations Section County Domestic Relations Section Case Case County Domestic Relations Section Case Case Case Case Case County Domestic Relations County Domestic Relations Case Cas	Affix stamp here if issued as certificate of mailing or for additional copies of this bill.	R.R. S.D. S.H. R	B														The full declaration of vallos-at grauges, and all domestic and international registered mail. The maximum indomnity payable for the reconstruction of nonnegotitable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indomnity payable on fixpress Mail merchandiza is \$500, The maximum indomnity payable on fixpress Mail merchandizable for the maximum indomnity payable or fixpress Mail merchandizable for the maximum indomnity payable or \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, 5913, and 5921 for limitations of coverage on insured and COD mail. See International Mail Manual for infinitely of occurage on international mail. Special handling		
Dominic DiGiorgio DREN LAW OFFICES, P.C. I Woodcrest Road, Suite 200 Cherry Hill, NJ 08003 a County Domestic Relations Section c 380 urg, PA 17815 a County Tax Claim Bureau c 380 urg, PA 17815 wealth of PA, Department of Revenue of Compliance 281230 urg, PA 17128-1230 Occupants mas Rd. urg, PA 171815 ourg, PA 17815 urg, PA 171815 ourg, PA 17815 urg, PA 17188-1230 Occupants mas Rd. ourg, PA 17815	Acceipt for Check appropriate block for Registered Mail: corded Del. With Postal Insurance Mail	Handling Act, Value							0	Þ.	9°E	00	\$ M1 0080	1		1	The full declaration of valles aggregated and domestic and in reconstruction of monegotishle documents under Express Mail doe \$500,000 per occurrence. The maximum indemnity payable on E \$25,000 for registered mail, sent with optional postal measures coverage on insured and COD smail. See International Mail Mail Mail Contrage on insured and COD smail. See International Mail Mail Contrage on the season of t	ompleted by Typewriter, Ink or Ball Point Pen	
Dominic Di UDREN LAW OI 111 Woodcrest Re Churnbia County Dome P.O. Box 380 Bloomsburg, PA 17815 Columbia County Tax (P.O. Box 380) Bloomsburg, PA 17815 Columbia County Tax (P.O. Box 281230) Harrisburg, PA 17128-1 Tenants/Occupants 256 Thomas Rd. Bloomsburg, PA 17815 Tenants/Occupants 256 Thomas Rd. Bloomsburg, PA 17815	Registered Merr COD Certified	Postage	estic Relations Section	Taim Burson	Admit Duteau	Denartment of Revenue	Cyparaticut of INCVOIDE	230			-						Postmaster, Per (Name of Receiving Employee)	Form Must be Completed by T	i
Name and Address of Sender Line Article Number 1 2 3 3 1 11 11 12 PS Form 3877 Feb.			Columbia County Dome P.O. Box 380	Bloomsburg, PA 17815 Columbia County Tay C	P.O. Box 380	Commonwealth of PA 7815	Bureau of Compliance	Harrisburg, PA 17128-1	Tenants/Occupants 256 Thomas Rd.	Bloomsburg, PA 17815					; 		L ions	PS Form 3877, February 1994	

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

ATTORNEY FOR PLAINTIFF

pleadings@udren.com

v.

Saxon Mortgage Services, Inc.

CIVIL DIVISION

Plaintiff

Columbia County

ROGER RESSEGUIE

MORTGAGE FORECLOSURE

COURT OF COMMON PLEAS

Defendant(s)

NO. 2008-CV-59

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Roger Resseguie 256 Thomas Rd. Bloomsburg PA 17

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

Verbal Confirmation of Service of the Notice of Sale

Date: /////
Dharil C
Spoke With:
Defendant: Roger Ressignil
Date Served: 10/15/14
At: propertix
Who Accepted: planelly
Defendant:
Date Served:
At:
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Defendant:
Date Served:
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Who Accepted:
Are there any additional fees due? Yes No If so how much? \$
Notes:

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.

November 12, 2014

TIMOTHY T. CHAMBERLAIN, SHERIFF

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

12**TH**

day of

NOVEMBER

2014

Sard Jan Klingan

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

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SAXON MORTGAGE SERVICES, INC. Case Number 2008CV59 ROGER O RESSEGUIE SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Posting - Sale Bill Zone: Manner: < Not Specified > Expires: Warrant: SHERIFF'S SALE BILL Notes: Serve To: Final Service: (POSTING) Name: Served: Personally - Adult In Charge Primary 256 THOMAS ROAD Adult In Address: Charge: **BLOOMSBURG, PA 17815** Relation: Phone: DOB: Alternate Date: Time: Address: Deputy: Mileage: Phone: Attorney / Originator: UDREN LAW OFFICES, PC Name: Phone: Service Attempts: Date: Time: Mileage: Deputy: 1. 2. 3. 4. 5. 6.

(POSTING

2008CV59

256 THOMAS ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	ORTGAGE SER RESSEGUIE	VICES, INC.			Case Number 2008CV59
		SHERIF	F'S RETURI	N OF SERVICE	
10/15/2014	REQUESTED HANDING AT	NOTICE OF SALE, \ 'RUE COPY TO A PI	VRIT OF EXECU ERSON REPRES	SENTING THEMSELVES ROAD, BLOOMSBURG,	IGHTS BY "PERSONALLY" TO BE THE DEFENDANT
				SO ANSWE	ERS,
				Timoth	T. Charlestin
October 15,	2014			TIMOTHY	. CHAMBERLAIN, SHERIFF
 Affirmed and	subscribed to be	efore me this	NOTARY	Sarah Jane Klinga Town of Bloomsbur My Commission Ex	
15TH	day of	OCTOBER	, 2014	Sough Ja	Llegama)

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



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

Saxon Mortgage Services, Inc.

Plaintiff

COURT OF COMMON PLEAS CIVIL DIVISION

ν.

Columbia County

ROGER RESSEGUIE

MORTGAGE FORECLOSURE

ATTORNEY FOR PLAINTIFF

Defendant(s)

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.
- You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the 2. 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.)

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	ORTGAGE SERVICES, INC.	100			Number 08CV59
	SERVICE	COVER SHE	EET		·
Service De	talls:				
Category:	Real Estate Sale - Sale Notice		the second s	Zone:	155
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE	AND DEBTOR'S R	IGHTS	· · · · · · · · · · · · · · · · · · ·	
	()				\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Serve To:		Final Service	: e;		
Name:	OCCUPANT	Served:	Personally ·	Adult In Charge	Posted · Other
Primary Address:	256 THOMAS ROAD BLOOMSBURG, PA 17815	Adult In Charge:	ROUEL	O RESSEC	oute :
Phone:	DOB:	Relation:	Det		A service of the serv
Alternate Address:		Date:	10/15/14	Time:	1428
Phone:	Company of the Compan	Deputy:	5	Mileage:	
Attorney / (Priginator:				
Name:	UDREN LAW OFFICES, PC	Phone:			
Service Att	empts:				
Date:				The second secon	
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Deputy:		7 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5			
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256 THOMAS ROAD, BLOOMSBURG, PA 17815

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	ORTGAGE SERVICES, INC. RESSEGUIE				Number 08CV59
	SERVICE O	OVER SHE	EET		
Service De	talls:				
Category:	Real Estate Sale - Sale Notice	· . · · · · · · · · · · · · · · · · · ·		Zone:	158
Manner:	< Not Specified >	Expires:	",''	Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AN	ID DEBTOR'S R	IGHTS		
Serve To:		Final Servi	ce.		
Name:	ROGER O RESSEGUIE	Served:	Personally A	dult In Charge	Posted · Other
Primary Address:	256 THOMAS ROAD BLOOMSBURG, PA 17815	Adult In Charge:	ROGER	0 RESSE	601E
Phone:	DOB:	Relation:	DEF		
Alternate Address:		Date:	10/15/14	Time:	1428
Phone:	the state of the s	Deputy:	5	Mileage:	
Attorney /	Originator;				
Name:	UDREN LAW OFFICES, PC	Phone:	White and the second se		anni com mana a com a com antique de la compania d La compania de la compania del compania de la compania de la compania de la compania de la compania del compania de la compania del la compania de la compania del la compania de la
Service At	empts:				
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2008CV59

256 THOMAS ROAD, BLOOMSBURG, PA 17815

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	DRTGAGE SERVICE RESSEGUIE	S, INC.				Number 08CV59	
-		SERVICE	COVER SHI	EET	. , ,,,,,		ိုင္င
Service De Category: Manner: Notes:	Real Estate Sale - S < Not Specified >	Sale Notice OF SHERIFF'S SALE A	<i>Expires:</i> ND DEBTOR'S R	RIGHTS	Zone: Warrant:	15.8	COLUMBIA COUNTY TAX (
Serve To:			Final Servi	ce:			. 20
Name:	Columbia County T	ax Office	Served:	Personally Adu	It In Charge	Posted · Other	08C
Primary Address:	PO Box 380 Bloomsburg, PA 17	7815	Adult In Charge:	DEB MILL	EK.	1	2008CV59
Phone:	570-389-5649	DOB:	Relation:	CLEMENT	The second secon	and the second s	
Alternate Address:	garen i dinama Marina da Marina Companya di Santa di Companya di Santa di	e emperatura de la compansión de la compan	Date:	10/15/14	Time:	1346	
Phone:	A Committee of the Comm	tte or electronic adams were to the electronic electronic electronic electronic electronic electronic electronic	Deputy:	5	Mileage:		POB
Attorney / 0	Originator:						×
Name:	UDREN LAW OFFIC	ES, PC	Phone:		The second secon		BOX 380, E
Service Att	empts:	10 Marie 1900 - 1900 - 1900 - 1900 - 1900 - 1900 - 1900 - 1900 - 1900 - 1900 - 1900 - 1900 - 1900 - 1900 - 190					BLOOMSBURG, P
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Deputy:							⋗
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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SAXON MORTGAGE SERVICES, INC. Case Number 2008CV59 ROGER O RESSEGUIE SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Expires: Warrant: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Notes: Serve To: Final Service: Name: Domestic Relations Office of Columbia Co. Served: Personally Adult In Charge Posted Other Primary 11 WEST MAIN STREET Adult In Address: Charge: 2ND FLOOR Bloomsburg, PA 17815 Relation: Phone: DOB: Alternate Date: Address: Deputy: Mileage: Phone: Attorney / Originator: Name: UDREN LAW OFFICES, PC Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 2. 3. 4. 5. 6.

DOMESTIC RELATIONS

2008CV59

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

CENTRAL COLUMBIA SD

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	ORTGAGE SERVICES, INC	C .					Number 8CV59	
ROGER O	RESSEGUIE	SERVICE C	OVER SH	IEET	<u> </u>			_
Service De Category: Manner: Notes:	The second secon	tivita (m. 1905). 1	<i>Expires:</i> DEBTOR'S		# 1 · · · · · · · · · · · · · · · · · ·	Zone: Warrant:	158	
Serve To: Name: Primary Address:	Central Columbia SD 4777 Old Berwick Road Bloomsburg, PA 17815		Final Ser Served: Adult In Charge:	Personal	ly Adult Ir		Posted · Other	r
Phone: Alternate	570-784-2850	DOB:	Relation		RC			
Address:		; ; ;	Date:	10-14		Time:	1350	· · · · · · · · · · · · · · · · · · ·
Phone:	:		Deputy:	8	1	Mileage:		
Attorney / ! Name:	Originator: UDREN LAW OFFICES, I	·c	Phone:					
Service Att	tempts:							
Date:	In the Principle of the Control of t			***************************************				•
Time: Mileage:	e ente vente vitato e tra la vitato de la trada e entre entr						add.dr.chac.co.co.	
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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA vs. ANNE NEA	ARGO BANK, N.A. AUS					Number CV1087
<u></u> .		SERVICE C	OVER SHI	<u>'</u> EET		
Service De	talls:					
Category:	Real Estate Sale - Sale No	otice	A STATE OF THE STA	Company of the Compan	Zone:	157
Manner:	< Not Specified >		Expires:		Warrant:	
Notes:	PLAINTIFF NOTICE OF SI	HERIFF'S SALE ANI	DEBTOR'S R	RIGHTS	······································	
Serve To:			Final Servi	če:		
Name:	Columbia County Tax Off	ice	Served:	Personally · (dul	t In Charge	Posted Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815		Adult In Charge:	Debbie	· Mill	.er
Phone:	570-389-5649	DOB:	Relation:	Clerk		() () () () () () () () () ()
Alternate Address:		The second secon	Date:	10-10-14	Time:	0945
Phone:	American commence of the comme	Santa and a santa sa	Deputy:	4	Mileage:	
Attorney /	Originator:					
Name:	PHELAN & HALLINAN LLF		Phone:	215-563-7000		**************************************
Service Ati	(empts;					
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

WELLS FA vs. ANNE NEA	ARGO BANK, N.A. AUS				Number 4CV1087	
	SERVICE CO	OVER SH	FFT	<u> </u>		
Service De Category: Manner:		Expires:		Zone: Warrant:	157	
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Name: Primary Address:	Domestic Relations Office of Columbia Countries MAIN STREET 2ND FLOOR	Served: Adult in Charge:	Haren	dult in Charge	Posted Other	
Phone:	Bloomsburg, PA 17815 DOB:	Relation:	Clerk	I		**************************************
Alternate Address:		Date:	10-10-14	Time:	9:45	* }
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(<i>ttorney / (</i> Name:	O <i>riginator:</i> PHELAN & HALLINAN LLP	Phone:	215-563-7000			
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DOMESTIC RELATIONS OF 2014CV1087

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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA VS. ANNE NEA	ARGO BANK, N.A.					Number CV1087
		SERVICE CO	OVER SHE	ET		
Service De Category: Manner: Notes:	tails: Real Estate Sale - Sale < Not Specified > PLAINTIFF NOTICE OF	Notice	Expires:		Zone: Warrant:	157
Serve To: Name:	Connie C. Gingher		Final Servio	ce: Rersonally) Adi	ult In Charge · F	Posted ∙ Other
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603	en er	Adult in Charge:	and the second s	GINGHER	es an
Phone:	570-752-7442	DOB:	Relation:	TAX CO	CLECTOR	
Alternate Address:			Date:	10/10/14	Time:	1120
Phone:	· · · · · · · · · · · · · · · · · · ·		Deputy:	5	Mileage:	
Attorney / (Originator:					
Name:	PHELAN & HALLINAN LI	-P	Phone:	215-563-7000		
Service Att	empts:					
Date:				**************************************		
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GINGHER, CONNIE C.

014CV1087

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRA

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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

WELLS FA vs. ANNE NEA	ARGO BANK, N.A. AUS				Number ICV1087
	SERVICE	COVER SH	EET		
Service De Category: Manner: Notes:		Expires:		Zone: Warrant:	151
Serve To: Name: Primary Address: Phone:	ANNE NEAUS 617 WASHINGTON STREET BERWICK, PA 18603 DOB:	Final Served: Served: Adult In Charge: Relation:		ult In Charge ·	Posted Other
Alternate Address:	217 MAPLE ROAD BERWICK, PA 18603	Date:	10/10/14	Time:	1105
Phone:		Deputy:	5	Mileage:	
Attorney / C	Projector		Y		
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000	Service Control	
Service Atto Date: Time: Mileage: Deputy:	empts:				
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14CV1087

617 WASHINGTON STREET, BERWICK, PA 18603

NO EXPIRATION

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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 FA vs. ANNE NEA	ARGO BANK, N.A.				• Number 4CV1087
———	SERVICE CO	OVER SH	FET		
Service De		SVER GI			***
Category:	Real Estate Sale - Sale Notice			Zone:	157
Manner:	< Not Specified >	Expires:		Warrant:	Section 1 - Constitution 1 - Constitutio
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S I	RIGHTS		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Serve To:		Final Serv	lice:		
Name:	OCCUPANT	Served:	Personally · Ad	ult In Charge	Posted Other
Primary Address:	617 WASHINGTON STREET BERWICK, PA 18603	Adult in Charge:			
Phone:	DOB:	Relation:	<u> </u>		; ;
Alternate Address:		Date:	10/10/14	Time:	1056
Phone:		Deputy:	5	Mileage:	· · · · · · · · · · · · · · · · · · ·
Attorney / (Originator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
Service Att	empts:	Substitution			
Date:		200000000000000000000000000000000000000			
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Deputy:		CONTRACTOR		* }	
Service Att	empt Notes:		Section 1	•	
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BERWICK AREA JOINT SEV

2014CV1087

106 MARKET STREET, BERWICK, PA 18603

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: 1/5 / Manner: < Not Specified > Expires: Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: BERWICK AREA JOINT SEWER AUTHORIT Served: Personally: Adult in Charge, Posted Other Address: BERWICK, PA 18603 Charge: SALL MASAFT KA Phone: DOB: Relation: SEC Q.677ALY Alternate 1108 FREAS AVENUE Address: BERWICK, PA 18603 Date: [O[IO] IV Time: [C44] Attorney Originator: Name: PHELAN & HALLINAN ILLP Phone: 215-583-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	WELLS FA Vs. ANNE NEA	RGO BANK, N.A. AUS				e Number 4CV1087
Service Details: Category: Real Estate Sale - Sale Notice		SERVICE CO	VER SH	 EET	<u></u>	
Manner: < Not Specified > Expires: Warrant: Notes: PLAINTIFF NOTICE OF SHERIFFS SALE AND DEBTOR'S RIGHTS Serve To: Name: BERWICK AREA JOINT SEWER AUTHORIT Served: Personally Adult in Charge: Posted Other Primary Address: BERWICK, PA 18603 Charge: SALL MASATKA Phone: DOB: Relation: SECRETARY Alternate Address: BERWICK, PA 18603 Date: 10/10/14 Time: 1044 Phone: 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.	Service De		(1. e (<u>())</u> Yel			
Manner: < Not Specified > Expires: Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Name: BERWICK AREA JOINT SEWER AUTHORIT Served: Personally Adult in Charge: Posted Other Primary Address: BERWICK, PA 18603 Charge: SALL NASAT KA Phone: DOB: Relation: SEC CETAKY Alternate Address: BERWICK, PA 18603 Deputy: 5 Mileage: Phone: Deputy: 5 Mileage: Attorney (Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Category:	Real Estate Sale - Sale Notice		 ** ** ** ** ** ** ** ** ** ** ** ** **	Zone:	72
Serve To: Name: BERWICK AREA JOINT SEWER AUTHORIT Served: Personally Adult In Charge Posted Other Primary 106 MARKET STREET Adult In Charge SerWICK, PA 18603 Adult In Charge SerWICK, PA 18603 Phone: DOB: Relation: SECCETARY Alternate 1108 FREAS AVENUE Address: BERWICK, PA 18603 Date: 10/10/19 Time: 1044 Phone: Deputy: 5 Mileage: Attorney / Originator: Name: PHELAN & HALLINAN ILLP Phone: 215-563-7000 Service Attempts: Date: 11me: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Manner:	< Not Specified >	Expires:		as a contract of the contract	
Name: BERWICK AREA JOINT SEWER AUTHORIT Primary Address: BERWICK, PA 18603 Phone: DOB: Relation: SECRATAY Alternate Address: BERWICK, PA 18603 Phone: Dot: Joint Time: IC44 Phone: Deputy: 5 Mileage: Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS		Victoria de America de Calendario de Calenda
Primary 106 MARKET STREET BERWICK, PA 18603 Charge: SALLI MASAT KA Phone: DOB: Relation: SECRETARY Alternate 1108 FREAS AVENUE Address: BERWICK, PA 18603 Data: 10/10/19 Time: 1049 Phone: Deputy: 5 Mileage: Mileage: Deputy: 5 Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Serve To:		Final Servi	Ç e ;		
Address: BERWICK, PA 18603 Charge: SACU MASTICA Phone: DOB: Relation: SEC CETALY Alternate 1108 FREAS AVENUE BERWICK, PA 18603 Date: COCO IY Time: COU Phone: 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.	Name:	BERWICK AREA JOINT SEWER AUTHORIT	Served:	Personally · /	Adult In Charge	Posted · Other
Alternate 1108 FREAS AVENUE Address: BERWICK, PA 18603 Phone: 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.				SALLI	MASAT	KA
Address: BERWICK, PA 18603 Phone: Deputy: 5 Mileage: Attorney/Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Setvice Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Phone:	DOB:	Relation:	SECR	ETARY	
Attorney / Originator: Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.			Date:	10/10/14	Time:	1044
Name: PHELAN & HALLINAN LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Phone:	en de la companya de Natura de la companya	Deputy:	5	Mileage:	
Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Attorney / (Originator:				
Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Name:	PHELAN & HALLINAN LLP	Phone:	215-563-700	0	
Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Service Att	empts:			-	
Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4.	Date:			VALUE AND		
Deputy: Service Attempt Notes: 1. 2. 3. 4.	Time:					^
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4.	2.				-	
	3.					
5.	4.					
	5.					

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!

ATTORNEY FOR PLAINTIFF

pleadings@udren.com

Saxon Mortgage Services, Inc.

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

ROGER RESSEGUIE,

Defendant(s)

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.

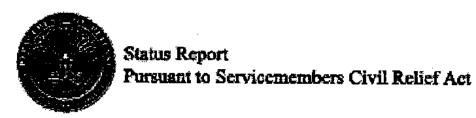
This statement is made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

Dated: October 14, 2014

Attorney for Plaintiff

Nicole LaBlatia, Esquire PA ID 202194

MJU#: 07120454 CASE#: 07120454-1



Last Name: RESSEGUIE

First Name: ROGER

Middle Name:

Active Duty Status As Of: Oct-14-2014

	On Active Duty On Active Outy Status Date			
Active Duty Stair Date	Active Duty End Deta Sterus	Service Consponent		
NA NA	NA No	NA NA		
This response reflects the individuals' active doty status based on the Active Duty Status Date				
	天然為,心理的一種的特別。 医二氏性性反射 一位 顯 建橡胶			

	Edit College State of			
<u>[18] [18] [18] [18] [18] [18] [18] [18] </u>		Jays of Active Didy Status Date		
Active Duty Start Date	Active Duty End Date	Status	Service Component	
NA NA	NA CASA	No.	NA NA	
This response reflects where the individual left active duty statue within 353 days preceding the Active Duty Status Date				
		TENER STEP SERVICE CONTRACTOR CON		
	$\{\{\{0\}\}\} \in \{1, \dots, n\}$	1977 1986年 - 198		

		The State of the S	
	The Member of His/Her Unit Was Notified of a Fulls	re Call Up to Active Duty on Active Duty Status Date	
Order Notification Start Cane	Order Notification End Date	Saleture	Service Component
NA.	NA SA GA	. ∫ ~ No	NA NA
This response reflects whether the individual or highler unit has reserved early notification to report for active duty			

Upon searching the data banks of the Department of Defense Mannower 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 Mr. Lowely-Dison

Mary M. Snavely-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 eeq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has lesued 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 websita 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

Ad ID:

1011226

Description:

R Resseguie Sheriff sale

Run Dates:

11/26/14 to 12/10/14

Class:

Agate Lines:

228

Blind Box:

Account:

Name:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER-

IFF

Address: **PO BOX 380**

BLOOMSBURG, PA 17815

Total Ad Cost **Amount Paid**

\$1,248.54

\$0.00

<u>Publication</u> Press Enterprise Start

Stop 11/26/14 12/10/14 inserts Cost \$1,248.54

SHERIFPS SALE By Virtue of a Writt of Execution (Mortgage Foreclosure) No. 2008CV59

issued out of the Court of Common Fless 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:

Pennsylvania on:

WEDNESDAY, DECEMBER 17, 2014
AT 9:00 CYCLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriffs Office no later than thirty (30) days after the date of the sale of any properly soin hereuryler, 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 thoroto.

ALL TI 4T PARCEL OF LAND IN MOUNT PLEASANT TOWNSHIP, COLUMBIA COUNTY, STATE OF PENNSYLVAMA, AS MORE FULLLY DESCRIBED IN DEED INSTITUMENT, 200612387, ID= 26-04-007, BEING KNOWN AND DESIGNATED AS BEGINNING AT A: POINT IN THE CONCRETE BRIDGE OVER A SMALL RUN AND 7HE CENTER LINE OF PUBLIC ROAD, THENCE BY THE CENTER LINE OF SAID FROAD, SOUTH 17 DEGREES 10 MINUTES EAST 22.5 PERCHES, THENCE SOUTH O DEGREES 50 MINUTES EAST 12 PERCHES TO A POINT IN LINE OF LAND NOW OR FORMERLY OF HANK WELLIVER. THENCE BY LAND NOW OR FORMERLY OF HANK WELLIVER. THENCE BY LAND NOW OR FORMERLY OF HOW FOR THE NOW FOR FORMERLY OF HOW FOR SAID FOR SAID FOR FORMERLY OF HEAD OF THE SAID FOR FORMERLY OF HEAD SAID RUN, SOUTH 18 DEGREES 45 MINUTES WEST, 33.9 PERCHES TO THE PLACE OF BEGINNING CONTAINING 70 ACRES, BE THE SAIM MORE OR LESS, THE FORE-COINS DESIGNED CONTAINING 70 ACRES, BE THE SAIM MORE OR LESS. THE FORE-COINS DESIGNED FOR THE SAID FOR MACH 1, 1988 BY HOWARD FETTEROUR, RE EXCEPTING AND RESERVING A 3.02 ACRE TRACT OF LAND PREVIOUS IN GRANTED AND CONVEYED TO PAUL LAND BY DEED DATED LAND PREVIOUS IN GRANTED AND CONVEYED TO PAUL LAND BY DEED DATED 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 20061237 DATED 11/14/2006 AND RECORDED 11/27/2008, COLUMBIA COUN-TY RECORDS, COMMONMEALTH OF PENNSYLVANIA. BEING KNOWN AS: 256 THOMAS ROAD, (MOUNT PLEASANT) BLOOMSBURG, PA

17815
PROPERTY ID NO: 25-04-006
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 ADORESS: 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 RESSEGUTE in suit of SAXON MORTGAGE SERVICES, INC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) per TERMINE OF SALL INITIATION OF WINDER AT MINE OF SALE. IN the gleaser of term to "SUPPLE" cent of the bid price or costs (opening bid at sale) Minimum payment is to be paid an cash, certified check or cashier's check at time of sale, RFMAINING RALANCE OF BID PRICE: Any remaining anxwart of the bid price is to be paid within eight (8) days after sale; in cash, certified check or cashier's check IMPORTANT NOTICE FOR FAILURE TO PAY THE BID PRICE: IN ACCORDANCE WITH THISE TERMIS MAY RESUL! IN SERIOUS FINANCIAL CONSCIUENCES TO THE BIDDER SO NOT BID JINLESS HUNDS ARE AYAILABLE FOR PAYMENT WITH INTIL IP PRESCRIBED. NOI BID DINESS FORDS ARE AVAILABLE FOR PARTIMENT WE'RIN THE PRESCRIBED TIME PERSON If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either size the bidder for the balance one without a resale of the bidder's risk and maintain an action against the bidder's for breach of contract in the case of detault all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The default-applied by the bidder will be considered forfeited, but will be responsible for any attempt fees in curred 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 Plantiff, the proceeds check will be payable to Harinfff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plantiff.

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff: UDREN LAVV OFFICES, PC CLIERRY 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

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 failts 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 agiainst 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 conneciton 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

ATTORNEY FOR PLAINTIFF

pleadings@udren.com

v.

Saxon Mortgage Services, Inc.

vices, Inc. COURT OF COMMON PLEAS
Plaintiff CIVIL DIVISION

Columbia County

Roger Resseguie MORTGAGE FORECLOSURE

Defendant(s)

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

250 1 Hollius Hai, Dioonisburg, 171 17015		
Amount due	S <u>88,482.18</u>	
Interest From <u>08/31/200</u> to Date of Sale Ongoing Per Diem o to actual date of sale held at a later date	<u> </u>	
(Costs to be added)	\$ Barbara 1) Silvetty Prothonotary	
By Kelly & Brewer Clerk Date 10-10-14		

MJU#: 07120454 CASE#: 07120454-1

REAL ESTATE OUTLINE

ED# 2014 20158

DATE DECEMBED 10 / 1/2/2	in the second of
DATE RECEIVED 10/14/	, "3
DOCKET AND INDEX 300	or cu 59
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	X
COPY OF DESCRIPTION	X
WHEREABOUTS OF LKA	x -cm 10/m/m 2.44
NON-MILITARY AFFIDAVIT	
NOTICES OF SHERIFF SALE	X_
WAIVER OF WATCHMAN	<u></u>
AFFIDAVIT OF LIENS LIST	<u></u>
CHECK FOR \$1 ,350.0 0 OR <u>1500</u> *	\underline{x} CK# $\frac{7/5}{4}$
IF ANY OF ABOVE IS MISSING	G DO NOT PROCEED
SALE DATE	Dec. 17 TIME 9:00 Am
POSTING DATE	
ADV. DATES FOR NEWSPAPER	1 ST WEEK
	2 ND WEEK
	3 RD WEEK
	J 11 LLIX

ATTORNEY FOR PLAINTIFF

p.	<u>lead</u>	ings	(a)u	dren	.com

Saxon Mortgage Services, Inc.

Plaintiff

v.

Roger Resseguie

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

MORTGAGE FORECLOSURE

Defendant(s)

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	\$ <u>88,482.18</u>
Interest From <u>08/31/2008</u> to Date of Sale	\$
(Costs to be added)	s Barbara N Silvetti Prothonotary
By Kelly P Brewer Clerk Date 10-10-14	The factor of the first property of the firs

MJU#: 07120454 CASE#: 07120454-1

COURT OF COMMON PLEAS NO. 2008-CV-59

Saxon Mortgage Services, Inc. Roger Resseguie WRIT OF EXECUTION REAL DEBT \$<u>88,482.18</u> 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

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

100,000 pd 100,000 pd 100,000 ff 20,00 ff Pennsylvania Office 100 W. 3rd Ave, Suite 200 Conshohocken, PA 19428 (PH) 215-568-9500 Mark J. Udren, Rsq. Electrock, PA, N. H.

UDREN LAW OFFICES, P.C.

New Jersey Office Woodcrest Corporate Center 111 Woodcrest Rd. Suite 200 Cherry Hill, NJ 08003

(FH) 856-669-5400 (FX) 856-669-5399 www.udren.com Florida Office 2101 W. Commercial Blvd Suite 5100 Fort Lauderdale, FL 33309 (FH) 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:

UDREN LAW OFFICES, P.C.

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

Attorney for Plaintiff

Bavid Neeren, Esquiro

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.

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

ν.

Columbia County

Roger Resseguie

MORTGAGE FORECLOSURE

Defendant(s)

NO. 2008-CV-59

2014-ED-158

ATTORNEY FOR PLAINTIFF

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: 1019114

UDREN LAW OFFICES, P.C

David Meeren, Esquire

PA ID 204252

MJU#: 07120454 CASE#: 07120454-1

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. Olcyar,

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

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

Saxon Mortgage Services, Inc.

Plaintiff

CIVIL DIVISION
Columbia County

v.

MORTGAGE FORECLOSURE

COURT OF COMMON PLEAS

ROGER RESSEGUIE

Defendant(s)

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 pm 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.
- 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 LICENCIDADOS North Penn Legal Scrvices 168 East 5th Street Bloomsburg, PA 17815 (570) 784-8760

ATTORNEY FOR PLAINTIFF

Saxon Mortgage Services, Inc.

pleadings@udren.com

vices, Inc. COURT OF COMMON PLEAS

Plaintiff CIVIL DIVISION

v. 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.O

David Neeren, Esquiro

PA ID 204252

ATTORNEY FOR PLAINTIFF

pleadings@udren.com	
Saxon Mortgage Services, Inc. Plaintiff	COURT OF COMMON PLEAS CIVIL DIVISION
V.	Columbia County
Roger Resseguie	MORTGAGE FORECLOSURE
Defendant	t(s)
	NO. 2008-CV-59 2014-ED-158
	CERTIFICATE OF ACT 61

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.O.

David Neeren, Esquire

PA ID 204252

ATTORNEY FOR PLAINTIFF

pleadings@udren.com

Saxon Mortgage Services, Inc.

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

Roger Resseguie

v.

MORTGAGE FORECLOSURE

Defendant(s)

NO. 2008-CV-59

2014-ED-158

<u>AFFIDAVIT OF LAST KNOWN ADDRESS</u> <u>UNDER RULE 76</u>

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.

Attorney for Plaintiff

David Neeren, Egg.

ATTORNEY FOR PLAINTIFF

pleadings@udren.com

Saxon Mortgage Services, Inc.

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

856-669-5400

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,

Attorney for Plaintiff

David Neeren

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.

ATTORNEY FOR PLAINTIFF

pleadings@udren.com

Saxon Mortgage Services, Inc.

Plaintiff CIVIL DIVISION

v. Columbia County

ROGER RESSEGUIE; MORTGAGE FORECLOSURE Defendant(s)

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

Attorney for Plaintiff

UDREN LAW OFFICES, P.O.

COURT OF COMMON PLEAS

David Neeren, Esquira

by in across

Print Your Documents

Document Red	eipt
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Trans # 3932 Carrier / service: USPS Server First-Class Mail® 10/14/2014 12:00:00

Ship to:

TECHNICAL SUPPORT GROUP INTERNAL REVENUE

SERVICE

600 ARCH STREET ROOM 3259 Tracking #: 71901140006000039304

Doc Ref #: 2014ED158 Postage 5 3400

PHILADELPHIA PA 19106

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71901140006000039298

Document Receipt

Trans # 3931 Carrier / service: USPS Server First-Class Malk® 10/14/2014 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS

ADMINISTRATION

900 MARKET STREET 5TH FLOOR Tracking #:

ROBERT N.C NIX FEDERAL BUILDING Doc Ref #: 2014ED158

PHILADELPHIA PA 19107 Postage 5.3400

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OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC

WELFARE

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COMMONWEALTH OF PA

DEPARTMENT 281230

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Doc Ref #:

2014ED158

Postage

5.3400

HARRISBURG PA 17128

11576

UDREN LAW OFFICES, PC

PA OPERATING ACCOUNT 111 WOODCREST ROAD CHERRY HILL, NJ 08003 **B**Beneficials

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**

256 Thomas Rd. Bloomsburg. PA 17815. Tina Jans RESSEGUIE
THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAUSEARS WITH REAT.

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