

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
GAGE AARON PATTERSON (et al.)

Case Number
2017CV412

PROPERTY ADDRESS
239 EAST 8TH STREET, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
11/30/2017	Advance Fee	Advance Fee	12720	\$0.00	\$1,350.00
11/30/2017	Advertising Sale (Newspaper)			\$15.00	\$0.00
11/30/2017	Advertising Sale Bills & Copies			\$17.50	\$0.00
11/30/2017	Crying Sale			\$10.00	\$0.00
11/30/2017	Docketing			\$15.00	\$0.00
11/30/2017	Levy			\$15.00	\$0.00
11/30/2017	Mailing Costs			\$48.00	\$0.00
11/30/2017	Posting Handbill			\$15.00	\$0.00
11/30/2017	Press Enterprise Inc.			\$1,118.22	\$0.00
11/30/2017	Sheriff Automation Fund			\$50.00	\$0.00
11/30/2017	Web Posting			\$100.00	\$0.00
01/19/2018	Continued or Cancelled Sale	Postponed to: 4/4/2018		\$10.00	\$0.00
02/02/2018	Service			\$165.00	\$0.00
02/02/2018	Service Mileage			\$24.00	\$0.00
02/02/2018	Copies			\$5.50	\$0.00
02/02/2018	Notary Fee			\$15.00	\$0.00
02/02/2018	Surcharge			\$120.00	\$0.00
02/02/2018	Tax Claim Search			\$5.00	\$0.00
				\$1,748.22	\$1,350.00
				TOTAL BALANCE: \$(398.22)	

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

Sent via fax # (570)389-5625

Columbia County Sheriff's Office
Attn.: Real Estate

Re: **Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2002-B**
vs.
AARON J PATTERSON
HOLLY L PATTERSON

Columbia County
Docket No.: **2017-CV-412**
Premises: **239 E 8th St, Berwick, PA 18603-3109**

Sheriff's Sale No.:

To whom it may concern :

Please stay the Sheriff Sale scheduled for **04/04/2018**, on behalf of the Plaintiff.

Sale is stayed for the following reason:

To allow time to Research Deceased Defendant.

Amount collected in consideration of stay: **00.00**

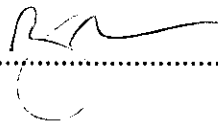
Thank you for your attention to this matter. If you have any questions or concerns please contact us via email: **SalesandBid@udren.com**.

Sincerely,
Udren Law Offices, P.C.
Jodie Boos
Foreclosure Specialist

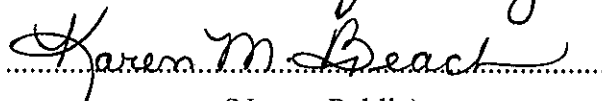
MJU#: 16060369 CASE#: 16060369-1

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Ream 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 January 10, 17, 24, 2018 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.



Sworn and subscribed to before me this 24th day of January 2018


(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.

.....

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

REAL ESTATE TAX CERTIFICATION

Date: 01/26/2018

Fee: \$5.00

Cert. NO: 30714

PATTERSON HOLLY L
239 E EIGHTH STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20130 -9273
Location: PART LOT 50
Parcel Id:04A-04 -097-00,000

Assessment: 18,002
Balances as of 01/26/2018

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

COLUMBIA COUNTY SHERIFF

By: _____

Per: _____

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

UDREN LAW OFFICES, P.C.

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

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

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

Re: **Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2002-B**

vs.

AARON J PATTERSON
HOLLY L PATTERSON

Columbia County C.C.P. No. 2017-CV-412
MJU#: 16060369 CASE#: 16060369-1

To whom it may concern:

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

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

Your assistance in this matter is greatly appreciated.

Sincerely yours,
Jodie Boos
Foreclosure Specialist
Udren Law Offices, PC

MJU/
Enclosures

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

pleadings@udren.com

**Deutsche Bank National Trust Company,
as Trustee for Ameriquest Mortgage
Securities Inc., Asset-Backed Pass-Through
Certificates, Series 2002-B**

Plaintiff

v.

**AARON J PATTERSON
HOLLY L PATTERSON**

Defendant(s)

ATTORNEY FOR PLAINTIFF

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

MORTGAGE FORECLOSURE


NO. 2017-CV-412

CERTIFICATE OF FILING

On this date, Udren Law Offices, P.C., filed with the Prothonotary of **Columbia** County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date:

1-22-18

BY: 
Attorney for Plaintiff

ELIZABETH L. WASSAL
PA ID 77788

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

MJU#: 16060369 CASE#: 16060369-1

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

Deutsche Bank National Trust Company,
as Trustee for Ameriquest Mortgage
Securities Inc., Asset-Backed Pass-Through
Certificates, Series 2002-B

Plaintiff

v.

AARON J PATTERSON
HOLLY L PATTERSON

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-412

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 01/31/2018 at 09:00 AM in the above-captioned matter
has been continued until 4/4/18 at 9:00 A.M.

Date:

1-22-18

BY: 

Attorney for Plaintiff

DEBORAH L. WASSALL
PA ID 7778P
UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

MJU#: 16060369 CASE#: 16060369-1

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

UDREN LAW OFFICES, P.C.

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www.udren.com

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

January 19, 2018

Sent via fax #(570)389-5625

Columbia County Sheriff's Office
Attn: Real Estate

Re: **Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2002-B**

vs.

AARON J PATTERSON
HOLLY L PATTERSON

Columbia County
Docket No.: **2017-CV-412**
Premises: **239 E 8th St, Berwick, PA 18603-3109**

Sheriff's Sale No.:

To whom it may concern:

Please postpone the Sheriff Sale scheduled for **01/31/2018** to **4/4/18**, on behalf of the Plaintiff.

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

Sincerely,
Udren Law Offices, P.C.
Jodie Boos
Foreclosure Specialist

MJU#: 16060369 CASE#: 16060369-1

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
PATTERSON, AARON J (et al.)

Case Number
2017CV412

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	147
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS 10 WALNUT DR BERWICK		

Serve To:

Name:	HOLLY PATTERSON
Primary Address:	715 STEINRUCK ROAD BENTON, PA 17814 <i>VAENUT</i>
Phone:	DOB:
Alternate Address:	10 WALNUT DRIVE BERWICK, PA 18603 - <i>Luzerne</i>
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	1-9-18	Time:	15:10
Deputy:	3	Mileage:	

Attorney / Originator:

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

Phone:	
--------	--

Service Attempts:

Date:	1/2/18					
Time:	1350					
Mileage:						
Deputy:	4					

Service Attempt Notes:

1. *VAENUT*
2. *J-Net same*
3. *Post office has no address*
4. _____
5. _____
6. _____

PATTERSON, HOLLY

2017CV412

715 STEINRUCK ROAD, BENTON, PA 17814

NO EXPIRATION

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

Deutsche Bank National Trust Company,
as Trustee for Ameriquest Mortgage
Securities Inc., Asset-Backed Pass-Through
Certificates, Series 2002-B

Plaintiff

v.

Aaron J Patterson
Holly L Patterson

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-412

2017 - ED - 147

COPY

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:

239 E 8th St, Berwick, PA 18603-3109

Judgment Amount

\$ 78,994.73

(Costs to be added)

\$ Prothonotary

By Barbara N. Silvestri/c
Clerk

Date 11/29/2017

MJU#: 16060369 CASE#: 16060369-1

Certified from the records this
29th Day of Nov. A.D. 20 17

PROTHONOTARY
per Barbara N. Silvestri/c

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2020

COURT OF COMMON PLEAS
NO. 2017-CV-412

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities
Inc., Asset-Backed Pass-Through Certificates, Series 2002-B

VS.

Aaron J Patterson
Holly L Patterson

WRIT OF EXECUTION

JUDGMENT AMOUNT \$ 78,994.73

COSTS PAID:

PROTHY \$ _____

SHERIFF \$ _____


STATUTORY \$ _____

COSTS DUE PROTHY. \$ _____

PREMISES TO BE SOLD:

239 E 8th St

Berwick, PA 18603-3109


Walter W. Gaudsbury III, Esq.
ID 318181

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

COPY

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

Deutsche Bank National Trust Company,
as Trustee for Ameriquest Mortgage
Securities Inc., Asset-Backed Pass-Through
Certificates, Series 2002-B

Plaintiff

v.

HOLLY PATTERSON, AARON
PATTERSON

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-412

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Holly L Patterson
715 Steinruck Road
Benton, PA 17814

Your house (real estate) at **239 E 8th St, Berwick, PA 18603-3109** is scheduled to be sold at the Sheriff's Sale on Jan. 31, 18 at 9:00 at the **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the court judgment of **\$78,994.73**, 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. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
GAGE AARON PATTERSON (et al.)

Case Number
2017CV412

SHERIFF'S RETURN OF SERVICE

12/12/2017 01:35 AM - DEPUTY KRISTIE ROSPENDOWSKI, 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 239 EAST 8TH STREET, BERWICK, PA 18603


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

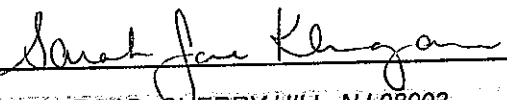
December 12, 2017

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH JANE KLINGAMAN, NOTARY PUBLIC
TOWN OF BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020

NOTARY

Affirmed and subscribed to before me this

12TH day of DECEMBER, 2017



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
PATTERSON, AARON J (et al.)

Case Number
2017CV412

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/31/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 239 EAST 8TH STREET
BERWICK, PA 18603

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)

2017CV412

239 EAST 8TH STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
PATTERSON, AARON AARON (et al.)

Case Number
2017CV412

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	147
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

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

Final Service:

Served:	Personally Adult In Charge · Posted · Other	
Adult In Charge:	EILEEN HESS	
Relation:	CLERK	
Date:	12/1/17	Time: 1617
Deputy:	K	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 2017CV412 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



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
PATTERSON, AARON AARON (et al.)

Case Number
2017CV412

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	147
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM 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 · <u>Adult In Charge</u> · Posted · Other	
Adult In Charge:	RELIEE NEWHART	
Relation:	CLERK	
Date:	12/1/17	Time:
Deputy:	4	Mileage:

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

COLUMBIA COUNTY TAX C

2017CV412

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
PATTERSON, AARON J (et al.)

Case Number
2017CV412

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 197

Manner: < Not Specified >

Expires:

Warrant: ** YES **

Notes:

SALE DATE & TIME: 01/31/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

48 Campbell Rd Benton Good Address per 120.

Serve To:

Name: AARON J PATTERSON

Primary Address: 305 PEARL STREET
BERWICK, PA 18603

Phone: DOB: 02/09/1994

Alternate Address: 10 WALNUT DRIVE
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Harrison Kuchta

Relation: Step Son

Date: 1-11-18

Time: 1345

Deputy: 11

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. House Empty & For Sale

2.

3. Inet - 48 Campbell Rd Benton

4.

5.

6.

PATTERSON, AARON J

2017CV412

305 PEARL 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.
LAHEY, BRANDON T (et al.)

Case Number
2017CV1262

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	160
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 02/28/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	441 CAMP LAVIGNE ROAD BENTON, PA 17814
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Richard Gipe
Relation:	
Date:	1-11-18
Time:	852
Deputy:	A/
Mileage:	

Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP	Phone: 215-563-7000
--	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

OCCUPANT

2017CV1262

441 CAMP LAVIGNE ROAD, BENTON, PA 17814

NO EXPIRATION

Tax Notice 2017 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2017BILL NO.
5429

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	18,002	11.285	199.09	203.15	223.47
SINKING		.35	6.17	6.30	6.93
FIRE		1.25	22.05	22.50	23.63
LIGHT		1.25	22.05	22.50	23.63
BORO RE		14.1	248.75	253.83	266.52
The discount & penalty have been calculated for your convenience			498.11	508.28	544.18
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

PATTERSON HOLLY L
239 E EIGHTH STREET
BERWICK PA 18603

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04A-04 -097-00,000
239 E EIGHTH ST
.1045 Acres Land 2,500
Buildings 15,502
Total Assessment 18,002

This tax returned
to courthouse on:
January 1, 2018

FILE COPY

Connie C. Gingher

4-27-17

2017 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Berwick Borough

Make Check Payable To:

The Berwick Area School District
Connie C. Gingher, Tax Collector
1615 Lincoln Avenue
Berwick, PA 18603

Telephone: 570-752-7442

Taxes are due and payment is requested from:

012509

C04

PATTERSON HOLLY L
239 E 8TH ST
BERWICK, PA 18603-3109

Bill Date: 7/1/2017

Bill #: 3051

TAXPAYER COPY

Parcel #: 04A04 09700000

Prop. Type

Property Location and Description:
239 E EIGHTH ST
.105

Assessment:

L= 2,500
B= 15,502
T= 18,002

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.2300	778.23
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2017	2% Discounted Amount	762.67
If Paid By 10/31/2017	FACE Amount	778.23
If Paid After 10/31/2017	10% Penalty Amount	856.05

Connie C. Gingher

W29

Last Day to Pay: 12/31/2017

For a receipt, return the entire bill with payment and a self-addressed stamped envelope

Office Hours:

Monday, Tuesday, and Thursday from 9:30am - 4:00pm

Closed Wednesday and Friday

Closed Holidays

8-3-27

Taxes pd by Mortgage Co. in 2017

Connie Gingher



December 1, 2017

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

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE
FOR AMERIQUEST MORTGAGE SECURITIES INC, ASSET-BACKED
PASS-THROUGH CERTIFICATES, SERIES 2002-B**

VS.

HOLLY PATTERSON, AARON PATTERSON

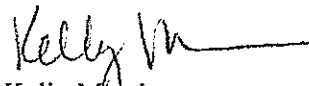
NO: 2017-CV-412

Dear Timothy:

The amount due on the sewer account #105561 for the property located at 239 E. 8th Street Berwick, Pa through March 30, 2018 is \$863.68. This amount includes fees to satisfy a lien on this property.

Please feel free to contact me with any questions that you may have.

Sincerely,



Kelly Morris
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
PATTERSON, AARON AARON (et al.)

Case Number
2017CV412

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 147

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 01/31/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Connie C. Gingher

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:

Tap

Date:

11-30-17

Time:

1235

Deputy:

11

Mileage:

Attorney / Originator:

Name: UDREN LAW OFFICES, PC

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

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

GINGHER, CONNIE C.

2017CV412

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs.
PATTERSON, AARON AARON (et al.)

Case Number
2017CV412

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	147
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/31/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	BERWICK SEWER AUTHORITY
Primary Address:	1108 FREAS AVE BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · <u>Other</u>		
Adult In Charge:	Bridget Hart		
Relation:			
Date:	11-30-17	Time:	1250
Deputy:	11	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

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

BERWICK SEWER AUTHORITY

2017CV412

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

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 11/30/17

Account:

Name:
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**
Address: **PO BOX 380**
BLOOMSBURG, PA 17815
Telephone: **(570) 389-5622**

SALE	Ad ID:	1123380
	Description:	PATTERSON SHERIFF
	Run Dates:	01/10/18 to 01/24/18
	Class:	2
	Agate Lines:	204
	Blind Box:	

Total Ad Cost		\$1,118.22		
Amount Paid		\$0.00		
<u>Publication</u>	<u>Start</u>	<u>Stop</u>	<u>Inserts</u>	<u>Cost</u>
Press Enterprise	01/10/18	01/24/18	3	\$1,118.22

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV412

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, JANUARY 31, 2018
AT 9:00 O'CLOCK A.M.

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

All that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: Beginning at the northwesterly corner of East Eighth Street and in a westerly direction, along the northerly line of East Eighth Street, a distance of 49-1/2 feet to the southeasterly corner of Lot No. 49; thence along said lot, in a northerly direction, a distance of 90-1/2 feet to the southwesterly corner of land now or late of James C. Stemer, Jr.; thence in an easterly direction, along said Stemer land, a distance of 49-1/2 feet to the westerly line of Chestnut Street; thence along said street, in a southerly direction of beginning. This description is intended to cover and this deed to convey the southerly half of Lot No. 50 of the General Plan of Berwick.

BEING known as 239 - 8th Street, Berwick, PA 18693

BEING known as Parcel No. 04A-04-097.

BEING the same premises which Wallace E. Shotwell and June V. Shotwell, his wife, granted and conveyed unto Holly L. Patterson and Aaron J. Patterson, her husband, by Deed dated March 17, 1993 and recorded on March 24 1993 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, in Deed Book 529, page 959.

BEING KNOWN AS: 239 E 8th St, Berwick, PA 18603-3109

PROPERTY ID NO.: 04A-04-097-00-000

TITLE TO SAID PREMISES IS VESTED IN Holly L. Patterson, a single person BY DEED FROM Aaron J. Patterson and Holly L. Patterson, a married couple DATED 07/29/2013 RECORDED 09/30/2013 IN DEED BOOK Instrument #201309273.

PROPERTY ADDRESS: 239 EAST 8TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-04-097

Seized and taken into execution to be sold as the property of AARON J PATTERSON, HOLLY PATTERSON in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017CV412

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, JANUARY 31, 2018
AT 9:00 O'CLOCK A.M.

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

All that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at the northwesterly corner of East Eighth Street and in a westerly direction, along the northerly line of East Eighth Street, a distance of 49-1/2 feet to the southeasterly corner of Lot No. 49; thence along said lot, in a northerly direction, a distance of 90-1/2 feet to the southwesterly corner of land now or late of James C. Sterner, Jr.; thence in an easterly direction, along said Sterner land, a distance of 49-1/2 feet to the westerly line of Chestnut Street; thence along said street, in a southerly direction of beginning.

This description is intended to cover and this deed to convey the southerly half of Lot No. 50 of the General Plan of Berwick.

BEING known as 239 - 8th Street, Berwick, PA 18693

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BEING KNOWN AS: 239 E 8th St, Berwick, PA 18603-3109

PROPERTY ID NO.: 04A-04-097-OO-OOO

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PROPERTY ADDRESS: 239 EAST 8TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-04-097

Seized and taken into execution to be sold as the property of AARON J PATTERSON, HOLLY PATTERSON in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY.

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

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

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

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust Company,
as Trustee for Ameriquest Mortgage
Securities Inc., Asset-Backed Pass-Through
Certificates, Series 2002-B

Plaintiff

v.

Aaron J Patterson
Holly L Patterson

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-412

2017 - ED - 147

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:

239 E 8th St, Berwick, PA 18603-3109

Judgment Amount

\$ 78,994.73

(Costs to be added)

\$ _____
Prothonotary

By Barbara N. Silletta
Clerk

Date 11/29/2017

MJU#: 16060369 CASE#: 16060369-1

Certified from the records this
29th Day of Nov. A.D. 2017

PROTHONOTARY
per Barbara N. Silletta

Proth & Clerk of Sev. Courts
My Com. exp. 1st Monday in 2020

COURT OF COMMON PLEAS
NO. 2017-CV-412

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities
Inc., Asset-Backed Pass-Through Certificates, Series 2002-B

vs.

Aaron J Patterson
Holly L Patterson

WRIT OF EXECUTION

JUDGMENT AMOUNT \$ 78,994.73

COSTS PAID:

PROTHY \$ _____

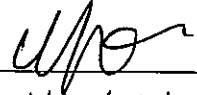
SHERIFF \$ _____

STATUTORY \$ _____

COSTS DUE PROTHY. \$ _____

PREMISES TO BE SOLD:

239 E 8th St
Berwick, PA 18603-3109


Walter Wilbardsbury II, Esq.
ID 318181

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

**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

**Deutsche Bank National Trust Company, as Trustee for
Amerquest Mortgage Securities Inc., Asset-Backed
Pass-Through Certificates, Series 2002-B**
Plaintiff

v.

**Aaron J Patterson
Holly L Patterson**

Defendant(s)

COURT OF COMMON
PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-412

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

Deutsche Bank National Trust Company, as Trustee for Amerquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2002-B, 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:

239 E 8th St, Berwick, PA 18603-3109

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

**Aaron J Patterson
305 Pearl Street
Berwick, PA 18603**

**Holly L Patterson
715 Steinruck Road
Benton, PA 17814**

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

**Aaron J Patterson
305 Pearl Street
Berwick, PA 18603**

**Holly L Patterson
715 Steinruck Road
Benton, PA 17814**

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:

**Deutsche Bank National Trust Company, as Trustee for Amerquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2002-B
1661 Worthington Road, Suite 100, West Palm Beach, FL 33409**

Sr Mortgage Holders - None

Jr Mortgage Holders - None

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

Sr lien Holders - None

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

Columbia County Domestic Relations Section

P.O. Box 380

Bloomsburg, PA 17815

Columbia County Tax Claim Bureau

P.O. Box 380

Bloomsburg, PA 17815

Commonwealth of PA, Department of Revenue

Bureau of Compliance

PO Box 281230

Harrisburg, PA 17128-1230

Tenants/Occupants

239 East 8th Street

Berwick, PA 18603

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: 11/28/17

UDREN LAW OFFICES, P.C.

BY: Walter W. Gouldsbury III
Attorney for Plaintiff

Walter W. Gouldsbury III, Esq.
ID 318181

MJU#: 16060369 CASE#: 16060369-1

Bwk Boro
04A - 04-097

REAL ESTATE OUTLINE

ED # 2017ED147

DATE RECEIVED 11/28/2017
DOCKET AND INDEX 2017 CV 412

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>12720</u>

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

SALE DATE Jan. 31, 18 TIME 9:00
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

Deutsche Bank National Trust Company,
as Trustee for Ameriquest Mortgage
Securities Inc., Asset-Backed Pass-Through
Certificates, Series 2002-B

Plaintiff

v.

Aaron J Patterson
Holly L Patterson

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-412

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: WWD
Attorney for Plaintiff

Walter W. Gouldsbury II, Esq.
ID 310101

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

Deutsche Bank National Trust Company,
as Trustee for Ameriquest Mortgage
Securities Inc., Asset-Backed Pass-Through
Certificates, Series 2002-B

Plaintiff

v.

AARON J PATTERSON; HOLLY L
PATTERSON;

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

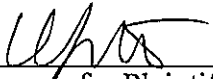
NO. 2017-CV-412

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

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

Date: 11/20/17

UDREN LAW OFFICES, P.C.



Attorney for Plaintiff
Walter W. Gaudsburn II Esq
EO 318101

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

Deutsche Bank National Trust Company,
as Trustee for Ameriquest Mortgage
Securities Inc., Asset-Backed Pass-Through
Certificates, Series 2002-B

Plaintiff

v.

AARON J PATTERSON
HOLLY L PATTERSON

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-412

SHORT DESCRIPTION FOR ADVERTISING

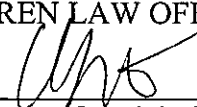
ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF BERWICK,
COLUMBIA COUNTY, PENNSYLVANIA:

BEING KNOWN AS 239 E 8th St, Berwick, PA 18603-3109

PARCEL NUMBER: 04A-04-097-00-000

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.



Attorney for Plaintiff

Walter W. Gouldsbury II, Esq.
ID 310181

All that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at the northwesterly corner of East Eighth Street and Chestnut Street; thence in a westerly direction, along the northerly line of East Eighth Street, a distance of 49-1/2 feet to the southeasterly corner of Lot No. 49; thence along said lot, in a northerly direction, a distance of 90-1/2 feet to the southwesterly corner of land now or late of James C. Sterner, Jr.; thence in an easterly direction, along said Sterner land, a distance of 49-1/2 feet to the westerly line of Chestnut Street; thence along said street, in a southerly direction of beginning.

This description is intended to cover and this deed to convey the southerly half of Lot No. 50 of the General Plan of Berwick.

BEING known as 239 - 8th Street, Berwick, PA 18693

BEING known as Parcel No. 04A-04-097.

BEING the same premises which Wallace E. Shotwell and June V. Shotwell, his wife, granted and conveyed unto Holly L. Patterson and Aaron J. Patterson, her husband, by Deed dated March 17, 1993 and recorded on March 24, 1993 in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, in Deed Book 529, page 959.

BEING KNOWN AS: 239 E 8th St, Berwick, PA 18603-3109

PROPERTY ID NO.: 04A-04-097-00-000

TITLE TO SAID PREMISES IS VESTED IN Holly L. Patterson, a single person BY DEED FROM Aaron J. Patterson and Holly L. Patterson, a married couple DATED 07/29/2013 RECORDED 09/30/2013 IN DEED BOOK Instrument #201309273.

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: **Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2002-B**

vs.

Aaron J Patterson
Holly L Patterson

Columbia County C.C.P. No. 2017-CV-412

Please be informed that our office will be using an outside servicer to serve the defendant(s) **Aaron J Patterson, Holly L Patterson**, with the enclosed Notice of Sheriff Sale. When service has been successfully completed our office will file the proof of service.

Thank you,

AnnMarie Dubinink
Foreclosure Specialist

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*Mark J. Udren, Esq.
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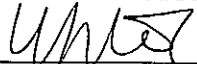
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Holly L Patterson

Columbia County C.C.P. No. 2017-CV-412

Dear Sir or Madam:

Please **POST** the property with the Handbill at **239 E 8th St, Berwick, PA 18603-3109.**

UDREN LAW OFFICES, P.C.



Attorney for Plaintiff

Walter W. Gouldsbury III, Esq.
ID 310181

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UDREN LAW OFFICES, P.C.



Attorney for Plaintiff

Walter W. Gouldsbury III, Esq.
ID 310181

COPY

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

ATTORNEY FOR PLAINTIFF

Deutsche Bank National Trust Company, as
Trustee for Ameriquest Mortgage Securities
Inc., Asset-Backed Pass-Through Certificates,
Series 2002-B

Plaintiff

v.

AARON J PATTERSON, HOLLY L
PATTERSON,

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2017-CV-412


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), **AARON J PATTERSON, HOLLY L PATTERSON**, 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: November 28, 2017



Attorney for Plaintiff
Walter W. Gouldsbury III, Esq.
ID 310181

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

SSN: [REDACTED]
Birth Date:
Last Name: PATTERSON
First Name: AARON
Middle Name:
Status As Of: Nov-28-2017
Certificate ID: RSVHMXB6DH62QB9

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 individual's 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.

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955

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

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. ? 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. 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

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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

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

SSN: [REDACTED]
Birth Date:
Last Name: PATTERSON
First Name: AARON
Middle Name: J
Status As Of: Nov-28-2017
Certificate ID: PB185VP9X57L109

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 individual's 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
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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
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**Status Report
Pursuant to Servicemembers Civil Relief Act**

SSN: [REDACTED]
Birth Date:
Last Name: PATTERSON
First Name: HOLLY
Middle Name:
Status As Of: Nov-28-2017
Certificate ID: 67Z5X9FS4G42LZD

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 individual's 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
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**Status Report
Pursuant to Servicemembers Civil Relief Act**

SSN: [REDACTED]
Birth Date:
Last Name: PATTERSON
First Name: HOLLY
Middle Name: L
Status As Of: Nov-28-2017
Certificate ID: 7SNRPNMMHQXWB1Z

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



US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET

PHILADELPHIA PA 19107-4214

Document Receipt

Trans #	11951	Carrier / service:	USPS Server	First-Class Mail®	11/30/2017 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000117729

Doc Ref #: 2017ED147

Postage 5.2600

HARRISBURG PA 17105

Document Receipt

Trans #	11951	Carrier / service:	USPS Server	First-Class Mail®	11/30/2017 12:00:00 AM
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DEPARTMENT OF PUBLIC
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Doc Ref #: 2017ED147

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HARRISBURG PA 17105

Document Receipt

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INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000117743

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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000117712

Doc Ref #: 2017ED147

Postage 5.2600

HARRISBURG PA 17128

Document Receipt

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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

900 MARKET STREET

Tracking #: 71901140006000117736

Doc Ref #: 2017ED147

Postage 5.2600

PHILADELPHIA PA 19107-4214

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000117729

Doc Ref #: 2017ED147

Postage 5.2600

HARRISBURG PA 17105

UDREN LAW OFFICES, PC
PA OPERATING ACCOUNT
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003



3-7615/360

NUMBER
12720

One Thousand Three Hundred Fifty and 00/100*****

DATE

November 28, 2017

AMOUNT

*****1,350.00

PAY
TO THE
ORDER
OF

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

VOID AFTER 90 DAYS

Patterson, 239 E 8th St, Berwick, PA 18603-3109, AnnMarie

SAFEGUARD
SAFEGUARD

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