

**COLUMBIA COUNTY REGISTER AND RECORDER
RECEIPT**

Inv Number: 226298	Invoice Date: 12/13/2018 12:47:08 PM	RECEIPT	Reg/Drw ID: 0101
Customer:	Last Change:	Receipt By: WALK-IN	By: DAG
SHERIFF'S OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$71.75	201809508	BERWICK BORO
	Grantor - BRUNSWICK, TERRY		12/13/18 12:47:11 PM	
	Grantee - HSBC BANK USA			
	Consideration - \$2,861.75			
	Tax Basis - \$0.00			
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$71.75		
	PAYMENTS			
	CHECK: 8400 - SHERIFF'S OFFICE	\$71.75		
	TOTAL PAYMENTS	\$71.75		
	AMOUNT DUE	\$71.75		
	PAYMENT ON INVOICE	(\$71.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

HSBC BANK USA NA VS TERRY BRUNSWICK

NO. 102-2018 ED

NO. 653-2018 JD

DATE/TIME OF SALE: NOVEMBER 7, 2018 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 30000.00

POUNDAGE - 2% OF BID \$ ~~600.00~~ 350.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ 280.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2861.75

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2861.75

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1511.75

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
HSBC BANK USA, N.A.

vs.

Defendant
TERRY BRUNSWICK

Attorney for the Plaintiff:

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

Sheriff's Sale Date: Wednesday, November 7, 2018

Writ of Execution No. : 2018CV653

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 214 DUVAL STREET, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$78.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,146.00
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$100.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$285.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$9.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$200.00
Total Sheriff Costs	\$2,190.00

Distribution Costs

Recording Fees	\$71.75
Total Distribution Costs	\$71.75

Grand Total: **\$2,261.75**

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

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

ATTORNEY FOR PLAINTIFF

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE
FOR THE REGISTERED NOTEHOLDERS OF
RENAISSANCE HOME EQUITY LOAN TRUST
2005-3, RENAISSANCE HOME EQUITY LOAN
ASSET-BACKED NOTES, SERIES 2005-3

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

Plaintiff

v.

No.: 2018-CV-653

No.: 2018-ED-102

TERRY BRUNSWICK

COLUMBIA COUNTY

Defendant

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

OCT 01 2018

Date

By:

Peter Wapner, Esquire
Attorney for Plaintiff

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

Patricia Bell
Legal Assistant

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

Re: HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED
NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-3,
RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-3
VS. TERRY BRUNSWICK, COLUMBIA County, No.: 2018-CV-653, No.: 2018-ED-
102

Dear Sir/Madam:

Enclosed for filing please find an Affidavit of Service Pursuant to Rule 3129.2 and a Certificate of Compliance. Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

****Property is listed for the 11/07/2018 Sheriff Sale.****

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

Very truly yours,

Patricia Bell, Legal Assistant

cc: Sheriff of COLUMBIA County

PH # 1010818

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wapner, Esq., Id. No.318263
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
peter.wapner@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

HSBC BANK USA, N.A., AS INDENTURE :
TRUSTEE FOR THE REGISTERED :
NOTEHOLDERS OF RENAISSANCE HOME : **CIVIL DIVISION**
EQUITY LOAN TRUST 2005-3, :
RENAISSANCE HOME EQUITY LOAN :
ASSET-BACKED NOTES, SERIES 2005-3 : **No.: 2018-CV-653**
Plaintiff, : **No.: 2018-ED-102**
:

v.

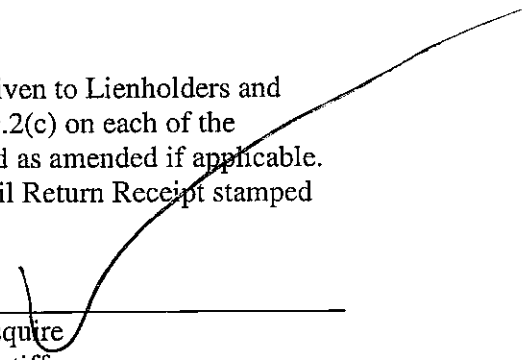
TERRY BRUNSWICK
Defendant(s)

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

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

Date: OCT 01 2018



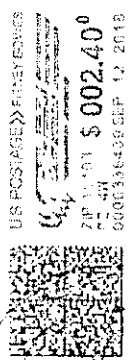
Peter Wapner, Esquire
Attorney for Plaintiff

Certificate of Mailing – Firm

Name and Address of Sender Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 PH # 1010818 / RE: TERRY BRUNSWICK (COLUMBIA) / SZR - 11/07/2018 SAJE / 1021 / Writ Team	TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Pastmark with Date of Receipt.</i>		
Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Air Mail
1.	VALLEY BANK 3455 AVENUE OF THE CITIES Moline IL 61265		\$0.47		
2.	VALLEY BANK C/O BRENDAN ABSTRACT CO. INC. 150 EAST SWEDES FORD ROAD, SUITE 204 WAYNE PA 19087-1490		\$0.47		
3.	VALLEY BANK/TAMI FIELDER 500 EAST LECLAIRE ROAD ELDRIDGE IA 52748		\$0.47		
4.	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG PA 17815		\$0.47		
5.	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HUMAN SERVICES P.O. Box 2675 P.O. BOX 380 Harrisburg PA 17105		\$0.47		
6.	INTERNAL REVENUE SERVICE ADVISORY 1000 Liberty Avenue Room 704 P.O. BOX 380 Pittsburgh PA 15222		\$0.47		

US POSTAGE & FEE
 \$ 002.40
 11/07/2018 11:41 AM
 60603841616P 12 2016

Certificate of Mailing – Firm

Name and Address of Sender Phelan Hallinan Diamond & Jones, L.L.P. 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 PH # 1010818 / RE: TERRY BRUNSWICK (COLUMBIA) / SZR - 11/07/2018 S.A.I.B. / 1021 / Writ Team		TOTAL NO. of Pieces Listed by Sender <p align="center">6</p>	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.			
		Postmaster, per: (name of receiving employee)					
USPS® Tracking Number	Address	Postage	Fee	et Airlift			
Firm-specific Identifier	(Name, Street, City, State, and ZIP Code™)						
1.	TENANT/OCCUPANT 214 DUVAL STREET BERWICK PA 18603-2121	\$0.47					
2.	STACEY DEMAIO 23 FORRESTALL DRIVE MASTIC NY 11950	\$0.47					
3.	STEVEN COHAN C/O CLYDE MIDDLETON, ESQUIRE 204 WEST MAIN STREET BLOOMSBURG PA 17815	\$0.47					
4.	TERRY BRUNSWICK C/O REBECCA DINUCCI, ESQ. 38 W 3RD STREET BLOOMSBURG PA 17815	\$0.47					
5.	BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO OF PENNSYLVANIA 417 CENTRAL ROAD, SUITE 2 BLOOMSBURG PA 17815	\$0.47					
6.	BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO OF PENNSYLVANIA C/O RECORDS PROCESSING SERVICES 377 LAMONT ROAD ELMHURST IL 60126	\$0.47					

Certificate of Mailing – Firm

[illegible]

SHERIFF'S SALE COST SHEET

18-653

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

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>285.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>78.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>9.50</u>	
NOTARY	\$ <u>14.00</u>	
TOTAL *****		\$ <u>579.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1146.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1396.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>71.75</u>	
TOTAL *****		\$ <u>81.75</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0-</u>

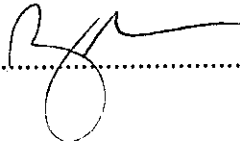
SURCHARGE FEE (DSTE)	\$ <u>200.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>0-</u>

TOTAL COSTS (OPENING BID)

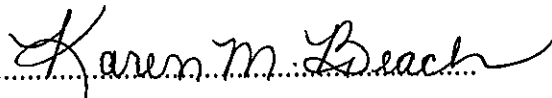
\$ 2261.75

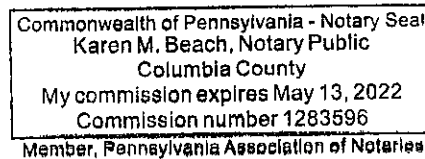
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula 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 October 17, 24, 31, 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 31st day of October 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.

.....

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BANK USA, N.A.
vs.
BRUNSWICK, TERRY

Case Number
2018CV653

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Manner: < Not Specified >

Notes: SALE DATE & TIME: 11/07/2018 AT 9:00 AM
SHERIFF'S SALE BILL

Zone:

Warrant:

Serve To:

Name: (POSTING)

Primary Address: 214 DUVAL STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

10-2-18

Time:

13:59

Deputy:

3

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. _____

(POSTING)

2018CV653

214 DUVAL STREET, BERWICK, PA 18603

NO EXPIRATION

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

November 9, 2018

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

Re: TERRY BRUNSWICK
214 DUVAL STREET, BERWICK, PA 18603-2121
2018-CV-653

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan Diamond & Jones, LLP as "attorney-on-the-writ," and prepare the Sheriff's Deed to **HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-3, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-3**, 1661 WORTHINGTON ROAD, SUITE 100, WEST PALM BEACH, FL 33409.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience. Thank you in advance for your cooperation in this matter.

Very truly yours,


For Phelan Hallinan Diamond & Jones, LLP

PH # 1010818

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name Phelan Hallinan Diamond & Jones, LLP	Telephone Number: 215-563-7000
Mailing Address 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza	City Philadelphia
	State PA
	ZIP Code 19103

B. TRANSFER DATA

Date of Acceptance of Document 11/13/18

Grantor(s)/Lessor(s) Timonthy Chamberlain	Telephone Number: (570) 389-5622	Grantee(s)/Lessee(s) HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-3, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-3	Telephone Number: (561) 682-8556
---	--	--	--

Mailing Address PO Box 380, W. Main Street	Mailing Address 1661 WORTHINGTON ROAD, SUITE 100
City Bloomsburg	City WEST PALM BEACH
State PA	State FL
ZIP Code 17815	ZIP Code 33409

C. REAL ESTATE LOCATION

Street Address 214 DUVAL STREET, BERWICK, PA 18603-2121	City, Township, Borough BERWICK BOROUGH
---	---

County COLUMBIA	School District BERWICK	Tax Parcel Number 04A02 11000000
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D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration \$ 30,000.00 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$ 30,000.00
4. County Assessed Value \$ 13498.00	5. Common Level Ratio Factor X 3.88	6. Computed Value = \$52,372.24

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

1a. Amount of Exemption Claimed = \$52,372.24	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	--	--

2. Check Appropriate Box Below for Exemption Claimed.

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

Under Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party Sierra Grago 	Date 11/13/18
--	-------------------------

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC BANK USA, N.A.
vs.
TERRY BRUNSWICK

Case Number
2018CV653

SHERIFF'S RETURN OF SERVICE

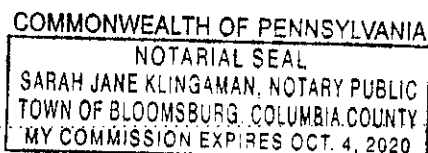
10/02/2018 01:59 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 214 DUVAL STREET, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

October 02, 2018



NOTARY

Affirmed and subscribed to before me this

2ND day of OCTOBER, 2018

HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103
215-563-7000
Main Fax 215-568-7616

Susan P. Moran
Legal Assistant

Representing Lenders in
Pennsylvania

OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE

Re: HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED
NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-3,
RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-3
v. TERRY BRUNSWICK
No.: 2018-CV-653

Dear Sir/Madam:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your office.

Thank you for your cooperation.

Sincerely,

Susan P. Moran
cc: Prothonotary of COLUMBIA COUNTY

PHELAN HALLINAN DIAMOND & JONES, LLP
Abigail Brunner, Esq., Id. No.319034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Abigail.Brunner@phelanhallinan.com
215-563-7000

ATTORNEY FOR PLAINTIFF

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE
FOR THE REGISTERED NOTEHOLDERS OF
RENAISSANCE HOME EQUITY LOAN TRUST
2005-3, RENAISSANCE HOME EQUITY LOAN
ASSET-BACKED NOTES, SERIES 2005-3

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

Plaintiff

No.: 2018-CV-653

No.: 2018-ED-102

v.

COLUMBIA COUNTY

TERRY BRUNSWICK


Defendant

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Case Records Public Access Policy of the Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.

SEP 27 2018

Date

By: 

Abigail Brunner, Esq., Id. No.319034
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney for Plaintiff
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

HSBC BANK USA, N.A., AS INDENTURE	:	
TRUSTEE FOR THE REGISTERED	:	COLUMBIA COUNTY
NOTEHOLDERS OF RENAISSANCE HOME	:	COURT OF COMMON PLEAS
EQUITY LOAN TRUST 2005-3, RENAISSANCE	:	
HOME EQUITY LOAN ASSET-BACKED	:	CIVIL DIVISION
NOTES, SERIES 2005-3	:	
	:	NO. 2018-CV-653
Plaintiff	:	

v.

TERRY BRUNSWICK

Defendant

**AFFIDAVIT OF SERVICE OF NOTICE OF SHERIFF'S SALE
PURSUANT TO Pa.R.C.P. 430**


I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter were served as follows:

- a. on TERRY BRUNSWICK in accordance with Court Order dated June 25, 2018
by first class mail on September 12, 2018. The property was posted on September
20, 2018;

The undersigned understands that this statement is made subject to the penalties of 18 Pa.C.S. §4904 relating to the unsworn falsification to authorities.

Phelan Hallinan Diamond & Jones, LLP

DATE: **SEP 27 2018**

By: 
Abigail Brunner, Esq., Id. No.319034
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney for Plaintiff
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

HSBC BANK USA, N.A., AS INDENTURE
TRUSTEE FOR THE REGISTERED
NOTEHOLDERS OF RENAISSANCE HOME
EQUITY LOAN TRUST 2005-3, RENAISSANCE
HOME EQUITY LOAN ASSET-BACKED
NOTES, SERIES 2005-3

Plaintiff

:
:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2018-CV-653

v.

TERRY BRUNSWICK


Defendant

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of Plaintiff's Affidavit of Service of Notice of Sale and Certification of Compliance were served by regular mail on the person(s) on the date listed below:

TERRY BRUNSWICK
214 DUVAL STREET
BERWICK, PA 18603-2121

Date: SEP 27 2018



Abigail Brunner, Esq., Id. No.319034
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

FILED
PROTHONOTARY

HSBC BANK USA, N.A., AS INDENTURE
TRUSTEE FOR THE REGISTERED
NOTEHOLDERS OF RENAISSANCE HOME
EQUITY LOAN TRUST 2005-3, RENAISSANCE
HOME EQUITY LOAN ASSET-BACKED
NOTES, SERIES 2005-3 Plaintiff

2018 JUN 26 A 9:13
Court of Common Pleas

Civil Division

COLUMBIA County

No. 2018-CV-653

vs.

TERRY BRUNSWICK

Defendant

ORDER

AND NOW, this 26th day of June, 2018, upon consideration of Plaintiff's motion for Service Pursuant to Special Order of Court, it is hereby **ORDERED** and **DECREED**, that said Motion is **GRANTED**.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and of the Notice of Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C), on the above captioned Defendant, TERRY BRUNSWICK, by:

1. Posting of the premises: 214 DUVAL STREET, BERWICK, PA 18603-2121 by the Sheriff or a non-party competent adult; and
2. First class mail to TERRY BRUNSWICK at the mortgaged premises located at 214 DUVAL STREET, BERWICK, PA 18603-2121. Service by mail is complete upon the date of mailing.

It is further **ORDERED** and **DECREED** that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to ensure compliance with this Court Order.

BY THE COURT:

/s/ Thomas A. James Jr.
J.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC BANK USA, N.A.
vs.
BRUNSWICK, TERRY

Case Number
2018CV653

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

102

Warrant:

Notes:

SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: TERRY BRUNSWICK C/O REBECCA DINUC

Primary Address: 38 WEST 3RD STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

DOYLEEN SNYDER

Relation:

CLERK

Date:

9/14/18

Time:

1114

Deputy:

4

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. _____

TERRY BRUNSWICK C/O R

2018CV653

38 WEST 3RD STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

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

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE
REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY
LOAN TRUST 2005-3, RENAISSANCE HOME EQUITY LOAN ASSET-
BACKED NOTES, SERIES 2005-3

VS.

TERRY BRUNSWICK

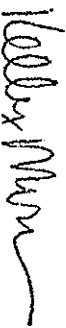
NO: 2018-CV-653

Dear Timothy:

The amount due on the sewer account #121182 for the property located at 214
Duval Street Berwick, Pa through December 31, 2018 is \$825.80.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Munn", with a long horizontal flourish extending to the right.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC BANK USA, N.A.
vs.
TERRY BRUNSWICK

Case Number
2018CV653

SHERIFF'S RETURN OF SERVICE

09/14/2018 11:14 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE DOYLEEN SNYDER, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR TERRY BRUNSWICK C/O REBECCA DINUCCI ESQ AT 38 WEST 3RD STREET, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

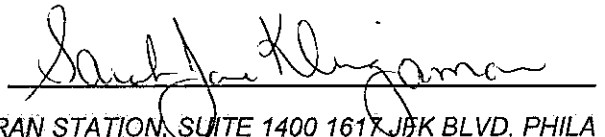
September 17, 2018

NOTARY

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

Affirmed and subscribed to before me this

17TH day of SEPTEMBER, 2018



HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

cc: county Surrogate Sheriff, Treas. & Co. Sec.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC BANK USA, N.A.
vs.
TERRY BRUNSWICK

Case Number
2018CV653

SHERIFF'S RETURN OF SERVICE

09/12/2018 02:02 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: STEVEN COHAN C/O CLYDE MIDDLETON AT 1509 FREAS AVENUE, STEVEN COHAN HOME, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

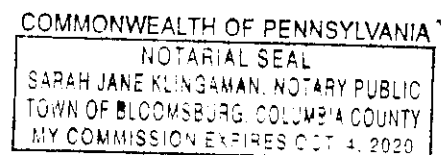

TIMOTHY T. CHAMBERLAIN, SHERIFF

September 13, 2018

NOTARY

Affirmed and subscribed to before me this

13TH day of SEPTEMBER, 2018





HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

cc: County State Sheriff, Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC BANK USA, N.A.
vs.
BRUNSWICK, TERRY

Case Number
2018CV653

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	102
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 11/07/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	STEVEN COHAN C/O CLYDE MIDDLETON
Primary Address:	204 WEST MAIN STREET BLOOMSBURG, PA 17815
Phone:	
DOB:	
Alternate Address:	1509 Freas Ave Berwick PA 18603
Phone:	

Final Service:

Served:	Personally • Adult In Charge • Posted • Other		
Adult In Charge:			
Relation:			
Date:	9-12-18	Time:	14:02
Deputy:	3	Mileage:	

Attorney / Originator:

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

Service Attempts:

Date:	9-12-18					
Time:	13:33					
Mileage:						
Deputy:	3					

Service Attempt Notes:

1. LIL on Freas
- 2.
- 3.
- 4.
- 5.
- 6.

STEVEN COHAN C/O CLYD

2018CV653

204 WEST MAIN STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC BANK USA, N.A.
vs.
BRUNSWICK, TERRY

Case Number
2018CV653

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 102

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 11/07/2018 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Steve - husband

Serve To:

Name: OCCUPANT

Primary Address: 214 DUVAL STREET
BERWICK, PA 18603

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 9-12-18

Time: 13:06

Deputy: 3

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

2018CV653

214 DUVAL STREET, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC BANK USA, N.A.
vs.
TERRY BRUNSWICK

Case Number
2018CV653

SHERIFF'S RETURN OF SERVICE

09/12/2018 02:00 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, ATTEMPTED SERVICE TO THE DEFENDANT, TO WIT: TERRY BRUNSWICK AT 214 DUVAL STREET, BERWICK, PA 18603. THE ADDRESS WAS FOUND TO BE VACANT. TERRY MOVED TO QUAKERTOWN AREA.

SO ANSWERS,

Timothy T. Chamberlain

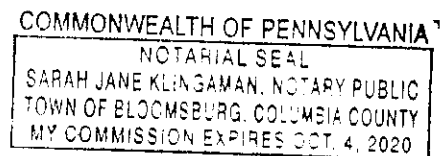
TIMOTHY T. CHAMBERLAIN, SHERIFF

September 13, 2018

NOTARY

Affirmed and subscribed to before me this

13TH day of SEPTEMBER, 2018



Sarah Jane Klingaman

HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILA

Countywide Sheriff - Teleosoft, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BANK USA, N.A.
vs.
BRUNSWICK, TERRY

Case Number
2018CV653

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	102
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 11/07/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS <i>Lives in Quaker town, PA -</i>		

Serve To:

Name:	TERRY BRUNSWICK
Primary Address:	214 DUVAL 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: PHELAN HALLINAN DIAMOND & JONES LLP	Phone: 215-563-7000
--	----------------------------

Service Attempts:

Date:	9-12-18					
Time:						
Mileage:						
Deputy:	3					

Service Attempt Notes:

1. Neighbor says no one lives here, sees someone get mail once in a while that's it.
- 2.
- 3.
- 4.
- 5.
- 6.

BRUNSWICK, TERRY

2018CV653

214 DUVAL STREET, BERWICK, PA 18603

NO EXPIRATION

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

Hsbc Bank USA, N.A., as Indenture Trustee for The Registered
Noteholders of Renaissance Home Equity Loan Trust 2005-3,
Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-3

v.

Terry Brunswick
Commonwealth of Pennsylvania:

County of Columbia

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2018-CV-653

2018 - ED - 102

COLUMBIA COUNTY

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 214 Duval Street, Berwick, PA 18603-2121
(See Legal Description attached)

Amount Due

Interest from 08/31/2018 at \$11.63 per diem

Costs to be added

\$70,719.52

\$ _____

\$ _____

Barbara N. Silvestri

(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated

09-05-18

(SEAL)

PH # 1010818

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, 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 northeasterly corner of lot number fifty-seven (57) Duval Dickson's second plot of lots, on the southerly side of Duval Street; THENCE in an easterly direction along the southerly line of said street, a distance of forty-nine and one-half (49½) feet to the northwesterly corner of lot number fifty-nine (59); THENCE in a southerly direction along the westerly line of said lot a distance of one hundred forty-five (145) feet to the southwesterly corner of said lot; THENCE in a westerly direction a distance of forty-nine and one-half (49½) feet to the southeasterly corner of lot number fifty-seven (57); THENCE in a northerly direction along the easterly line of said lot a distance of one hundred forty-four (144) feet to the southerly line of Duval Street, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN TERRY BRUNSWICK, by Deed from ANDREW T. WILLIAMOSKI AND DONNA A. WILLIAMOSKI, H/W, Dated 12/17/2004, Recorded 01/05/2005, Instrument No. 200500137.

Tax Parcel: 04A02 11000000

Premises Being: 214 DUVAL STREET, BERWICK, PA 18603-2121

Hsbc Bank USA, N.A., as Indenture Trustee for The Registered	:	COURT OF COMMON PLEAS
Noteholders of Renaissance Home Equity Loan Trust 2005-3,	:	
Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-	:	CIVIL DIVISION
3	:	
	:	NO.: 2018-CV-653
Plaintiff	:	
	:	
vs.	:	COLUMBIA County
	:	2018 - EP - 102
Terry Brunswick	:	
	:	
Defendant(s)	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: Terry Brunswick
214 DUVAL STREET
BERWICK, PA 18603-2121**

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

Your house (real estate) at 214 Duval Street, Berwick, PA 18603-2121 is scheduled to be sold at the Sheriff's Sale on Nov, 7th 2018 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$70,719.52 obtained by Hsbc Bank USA, N.A., as Indenture Trustee for The Registered Noteholders of Renaissance Home Equity Loan Trust 2005-3, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-3 (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815**

**Telephone (570) 784-8760
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
PO Box 186
Harrisburg, PA 17108**

Telephone (800) 692-7375

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, 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:

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Tax Parcel: 04A02 11000000

Premises Being: 214 DUVAL STREET, BERWICK, PA 18603-2121

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

DATE:12-SEP-18

FEE:\$5.00

CERT. NO33166

BRUNSWICK TERRY
PO BOX 264
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED
LOCATION: LOT 58 214 DUVAL ST
PARCEL: 04A-02 -110-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING-----	TOTAL AMOUNT
				COSTS	DUE
2017	INTR	0.00	0.00	0.00	0.00
TOTAL DUE :					\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: December ,2018

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2017

REQUESTED BY: COLUMBIA COUNTY SHERIFF

Tax Notice 2018 County & Municipality
 BERWICK BORO
MAKE CHECKS PAYABLE TO:
 BERWICK BOROUGH
 TAX COLLECTOR
 1615 LINCOLN AVENUE
 BERWICK PA 18603
 HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS
 NO PERSONAL CHECKS AFTER DEC.1, 2018
 PHONE: 570-752-7442

FOR: COLUMBIA County			DATE 03/01/2018	BILL NO. 2899	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	13,498	11.385	150.60	153.67	169.04
SINKING		1	13.23	13.50	14.85
FIRE		1.25	16.53	16.87	17.71
LIGHT		1.25	16.53	16.87	17.71
BORO RE		14.1	186.51	190.32	199.84
The discount & penalty have been calculated for your convenience			383.40	391.23	419.15
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

BRUNSWICK TERRY
 214 DUVAL ST
 BERWICK PA 18603

CNTY		TWP	
Discount	2 %	2 %	
Penalty	10 %	5 %	
PARCEL: 04A-02 -110-00,000			
214 DUVAL ST			
.1664 Acres			
		Land	2,900
		Buildings	10,598
Total Assessment			13,498

This tax returned to courthouse on:
 January 1, 2019

OCover

FILE COPY

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

4/26/18

2018 SCHOOL REAL ESTATE TAX NOTICE
 Berwick Area School District
 Berwick Borough

Make Check Payable To: The Berwick Area School District

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:

C04
 BRUNSWICK TERRY
 PO BOX 264
 BERWICK, PA 18603-0264

Bill Date: 7/1/2018

Bill #: 522

RETURN THIS COUPON IF PAYING IN FULL

Parcel #: 04A02 11000000

Prop. Type

Property Location and Description:

214 DUVAL ST
 .166

Assessment:

L= 2,900
 B= 10,598
 T= 13,498

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	43.2000	583.11
HOMESTEAD EXCLUSION	(4,461.00)	(192.72)
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2018	2% Discounted Amount	382.58
If Paid By 10/31/2018	FACE Amount	390.39
If Paid After 10/31/2018	10% Penalty Amount	429.43

Last Day to Pay: 12/31/2018

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

Core Logic

UFE 30
8-16

****Homestead/Farmstead Applied****

20 by Myty C.

Connie

Hsbc Bank USA, N.A., as Indenture Trustee for The Registered : COURT OF COMMON PLEAS
Noteholders of Renaissance Home Equity Loan Trust 2005-3, :
Renaissance Home Equity Loan Asset-Backed Notes, Series 2005- : CIVIL DIVISION
3 :
 : NO.: 2018-CV-653
Plaintiff :
 :
vs. : COLUMBIA County
 :
Terry Brunswick
Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Terry Brunswick
214 DUVAL STREET
BERWICK, PA 18603-2121

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You may also be able to stop the sale through other legal proceedings.

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BANK USA, N.A.
vs.
BRUNSWICK, TERRY

Case Number
2018CV653

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 102

Manner: < Not Specified >

Expires:

Warrant:

Notes:

SALE DATE & TIME: 11/07/2018 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:

Relation:

Date:

9-7-18

Time:

14:21

Deputy:

3

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.

GINGHER, CONNIE C.

2018CV653

1615 LINCOLN AVENUE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BANK USA, N.A.
vs.
BRUNSWICK, TERRY

Case Number
2018CV653

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	102
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 11/07/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

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 · Other
Adult In Charge:	Kelly Morris
Relation:	Clerk
Date:	9-7-18
Time:	14:25
Deputy:	3
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. _____

BERWICK SEWER AUTHORITY

2018CV653

1108 FREAS AVE, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



HSBC BANK USA, N.A.
vs.
BRUNSWICK, TERRY

Case Number
2018CV653

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	102
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 11/07/2018 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 · <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Miranda L Church
Relation:	C/FOLK
Date:	9-7-18
Time:	1400
Deputy:	12
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. _____

DOMESTIC RELATIONS OF 2018CV653 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



HSBC BANK USA, N.A.
vs.
BRUNSWICK, TERRY

Case Number
2018CV653

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	102
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 11/07/2018 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:	DEBBIE MILLER
Relation:	CLERK
Date:	9-7-18
Time:	1350
Deputy:	12
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. _____

COLUMBIA COUNTY TAX C

2018CV653

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

HSBC BANK USA, N.A.
vs.
BRUNSWICK, TERRY

Case Number
2018CV653

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	102
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 11/07/2018 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS SEND BACK		
Warrant:			

Serve To:

Name:	BENEFICIAL CONSUMER DISCOUNT COMI
Primary Address:	417 CENTRAL ROAD, SUITE 2 BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other
Adult In Charge:	
Relation:	SEND BACK
Date:	09-07-18
Time:	1155
Deputy:	12
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. _____

BENEFICIAL CONSUMER C 2018CV653 417 CENTRAL ROAD, SUITE 2, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018CV653

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, NOVEMBER 07, 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 lot, 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 northeasterly corner of lot number fifty-seven (57) Duval Dickson's second plot of lots, on the southerly side of Duval Street; THENCE in an easterly direction along the southerly line of said street, a distance of forty-nine and one-half (49 1/2) feet to the northwesterly corner of lot number fifty-nine (59); THENCE in a southerly direction along the westerly line of said lot a distance of one hundred forty-five (145) feet to the southwesterly corner of said lot; THENCE in a westerly direction a distance of forty-nine and one-half (49 1/2) feet to the southeasterly corner of lot number fifty-seven (57); THENCE in a northerly direction along the easterly line of said lot a distance of one hundred forty-four (144) feet to the southerly line of Duval street, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED TERRY BRUNSWICK, by Deed from ANDREW T. WILLIAMOSKI AND DONNA A. WILLIAMOSKI, H/W, Dated 12/17/2004, Recorded 01/05/2005, Instrument No. 200500137.

Tax Parcel: 04A02 11000000

Premises Being: 214 DUVAL STREET, BERWICK, PA 18603-2121

PROPERTY ADDRESS: 214 DUVAL STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-02-1100000

Seized and taken into execution to be sold as the property of TERRY BRUNSWICK in suit of HSBC BANK USA, N.A..

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

Attorney for the Plaintiff:
PHELAN HALLINAN DIAMOND & JONES LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

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

Hsbc Bank USA, N.A., as Indenture Trustee for The Registered
Noteholders of Renaissance Home Equity Loan Trust 2005-3,
Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-3

v.

Terry Brunswick
Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 214 Duval Street, Berwick, PA 18603-2121
(See Legal Description attached)

Amount Due


Interest from 08/31/2018 at \$11.63 per diem

Costs to be added

\$70,719.52

\$ _____

\$ _____


(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated

09-05-18

(SEAL)

PH # 1010818

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, 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 northeasterly corner of lot number fifty-seven (57) Duval Dickson's second plot of lots, on the southerly side of Duval Street; THENCE in an easterly direction along the southerly line of said street, a distance of forty-nine and one-half (49½) feet to the northwesterly corner of lot number fifty-nine (59); THENCE in a southerly direction along the westerly line of said lot a distance of one hundred forty-five (145) feet to the southwesterly corner of said lot; THENCE in a westerly direction a distance of forty-nine and one-half (49½) feet to the southeasterly corner of lot number fifty-seven (57); THENCE in a northerly direction along the easterly line of said lot a distance of one hundred forty-four (144) feet to the southerly line of Duval Street, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN TERRY BRUNSWICK, by Deed from ANDREW T. WILLIAMOSKI AND DONNA A. WILLIAMOSKI, H/W, Dated 12/17/2004, Recorded 01/05/2005, Instrument No. 200500137.

Tax Parcel: 04A02 11000000

Premises Being: 214 DUVAL STREET, BERWICK, PA 18603-2121

REAL ESTATE OUTLINE

ED # 2018 ED102

DATE RECEIVED 9-5-18
DOCKET AND INDEX 2018 CV 653

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>001734993</u>

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

SALE DATE NOV. 7th TIME 9:00
POSTING DATE _____
ADV. DATES FOR NEWSPAPER 1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

Phelan Hallinan Diamond & Jones, LLP

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

Jill Nicholas
Ext. 31569

Representing Lenders in
Pennsylvania

August 28, 2018

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

**Re: HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED
NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-3,
RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-
3
v.
TERRY BRUNSWICK**

No. 2018-CV-653

**Action in Mortgage Foreclosure
Premises: 214 DUVAL STREET, BERWICK, PA 18603-2121**

Dear Sir/Madam:

I would appreciate you entering a Default Judgment relative to the above matter, issuing a Writ of Execution on the captioned property and transmitting the appropriate documents to the Sheriff so that it can be placed on the Sheriff's sale list for _____.

All of the necessary documents are enclosed, including Certificates of Compliance for the Judgment, Writ of Execution and Affidavit Pursuant to Rule 3129.1, together with my checks to your order and the check to the order of the Sheriff in payment of fees and costs. In addition, please mail time-stamped copies of the Default Judgment to the defendant in the pre-addressed stamped envelopes included.

Kindly, send me your receipt and stamped copies of the Praecept for Default Judgment, Non-Military Affidavit, Praecept for the Writ of Execution, the Writ of Execution, and the Affidavit Pursuant to Rule 3129.1 in the stamped self-addressed envelope, which I have enclosed.

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

FILED
PROTHONOTARY

HSBC BANK USA, N.A., AS INDENTURE
TRUSTEE FOR THE REGISTERED
NOTEHOLDERS OF RENAISSANCE HOME
EQUITY LOAN TRUST 2005-3, RENAISSANCE
HOME EQUITY LOAN ASSET-BACKED
NOTES, SERIES 2005-3 Plaintiff

Court of Common Pleas

Civil Division

COLUMBIA County

No. 2018-CV-653

vs.

TERRY BRUNSWICK

Defendant

ORDER

AND NOW, this 26th day of June, 2018, upon consideration of Plaintiff's motion for Service Pursuant to Special Order of Court, it is hereby **ORDERED** and **DECREED**, that said Motion is **GRANTED**.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and of the Notice of Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C), on the above captioned Defendant, TERRY BRUNSWICK, by:

1. Posting of the premises: 214 DUVAL STREET, BERWICK, PA 18603-2121 by the Sheriff or a non-party competent adult; and
2. First class mail to TERRY BRUNSWICK at the mortgaged premises located at 214 DUVAL STREET, BERWICK, PA 18603-2121. Service by mail is complete upon the date of mailing.

It is further **ORDERED** and **DECREED** that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to ensure compliance with this Court Order.

BY THE COURT:

/s/ Thomas A. James Jr.
J.

Hsbc Bank USA, N.A., as Indenture Trustee for The
Registered Noteholders of Renaissance Home Equity Loan
Trust 2005-3, Renaissance Home Equity Loan Asset-Backed
Notes, Series 2005-3
PLAINTIFF

V.

TERRY BRUNSWICK
DEFENDANT(S)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: CASE NO. 2018-CV-653
:
: COLUMBIA COUNTY

2018-ED-102

AFFIDAVIT PURSUANT TO RULE 3129.1

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF
RENAISSANCE HOME EQUITY LOAN TRUST 2005-3, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES,
SERIES 2005-3, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution
was filed, the following information concerning the real property located at 214 DUVAL STREET, BERWICK, PA 18603-2121.

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

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

TERRY BRUNSWICK

214 DUVAL STREET, BERWICK, PA 18603-2121

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

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

TERRY BRUNSWICK

214 DUVAL STREET, BERWICK, PA 18603-2121

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

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

NONE.

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

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

BENEFICIAL CONSUMER DISCOUNT
COMPANY D/B/A BENEFICIAL MORTGAGE
CO OF PENNSYLVANIA

417 CENTRAL ROAD, SUITE 2
BLOOMSBURG, PA 17815

BENEFICIAL CONSUMER DISCOUNT
COMPANY D/B/A BENEFICIAL MORTGAGE
CO OF PENNSYLVANIA C/O RECORDS
PROCESSING SERVICES

577 LAMONT ROAD
ELMHURST, IL 60126

VALLEY BANK

3455 AVENUE OF THE CITIES
MOLINE, IL 61265

VALLEY BANK C/O BRENDAN ABSTRACT
CO, INC.

150 EAST SWEDESFORD ROAD, SUITE 204
WAYNE, PA 19087-1490

VALLEY BANK/TAMI FIELDER

500 EAST LECLAIRE ROAD
ELDRIDGE, IA 52748

X

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

NONE.

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
Name Address (if address cannot be reasonably ascertained, please indicate)

NONE.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
Name Address (if address cannot be reasonably ascertained, please indicate)

TENANT/OCCUPANT

214 DUVAL STREET
BERWICK PA, 18603

X

STACEY DEMAIO

23 FORRESTALL DRIVE
MASTIC, NY 11950

X

STEVEN COHAN C/O CLYDE MIDDLETON,
ESQUIRE

204 WEST MAIN STREET
BLOOMSBURG, PA 17815

X

162 Bells Rd.
Orangetown PA

TERRY BRUNSWICK C/O REBECCA
DINUCCI, ESQ.

38 W 3RD STREET
BLOOMSBURG, PA 17815

X

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

X

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF HUMAN SERVICES

P.O. BOX 2675
HARRISBURG, PA 17105

X

INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704
PITTSBURGH, PA 15222

X

U.S. DEPARTMENT OF JUSTICE
U.S. ATTORNEY FOR THE MIDDLE
DISTRICT OF PA
FEDERAL BUILDING

228 WALNUT STREET, SUITE 220
PO BOX 11754
HARRISBURG, PA 17108-1754

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Date: 8/29/18

By: 

Phelan Hallinan Diamond & Jones, LLP
Kenya Bates, Esq., Id. No.203664
Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

FILED
PROTHONOTARY

HSBC BANK USA, N.A., AS INDENTURE
TRUSTEE FOR THE REGISTERED
NOTEHOLDERS OF RENAISSANCE HOME
EQUITY LOAN TRUST 2005-3, RENAISSANCE
HOME EQUITY LOAN ASSET-BACKED
NOTES, SERIES 2005-3 Plaintiff

Court of Common Pleas

Civil Division

COLUMBIA County

No. 2018-CV-653

vs.

TERRY BRUNSWICK

Defendant

ORDER

AND NOW, this 25th day of June, 2018, upon consideration of Plaintiff's motion for Service Pursuant to Special Order of Court, it is hereby **ORDERED** and **DECREED**, that said Motion is **GRANTED**.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and of the Notice of Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C), on the above captioned Defendant, TERRY BRUNSWICK, by:

1. Posting of the premises: 214 DUVAL STREET, BERWICK, PA 18603-2121 by the Sheriff or a non-party competent adult; and
2. First class mail to TERRY BRUNSWICK at the mortgaged premises located at 214 DUVAL STREET, BERWICK, PA 18603-2121. Service by mail is complete upon the date of mailing.

It is further **ORDERED** and **DECREED** that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to ensure compliance with this Court Order.

BY THE COURT:

/s/ Thomas A. James Jr.
J.

PHELAN HALLINAN DIAMOND & JONES, LLP
Kenya Bates, Esq., Id. No.203664
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
kenya.bates@phelanhallinan.com
215-563-7000

Attorneys for Plaintiff

**Hsbc Bank USA, N.A., as Indenture Trustee for The Registered
Noteholders of Renaissance Home Equity Loan Trust 2005-3,
Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-3**
Plaintiff

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2018-CV-653
:
: 2018-ED-102
:
: COLUMBIA County
:

v.

Terry Brunswick
Defendant(s)

CERTIFICATION

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

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

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

By:



Phelan Hallinan Diamond & Jones, LLP
Kenya Bates, Esq., Id. No.203664
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Kenya Bates, Esq., Id. No.203664
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
kenya.bates@phelanhallinan.com
215-563-7000

Attorney for Plaintiff

Hsbc Bank USA, N.A., as Indenture Trustee for The Registered	:	COLUMBIA County
Noteholders of Renaissance Home Equity Loan Trust 2005-3,	:	
Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-3	:	COURT OF COMMON PLEAS
	:	
	:	CIVIL DIVISION
vs.	:	
	:	NO.: 2018-CV-653
Terry Brunswick	:	

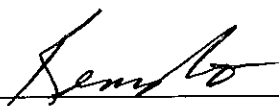
VERIFICATION OF NON-MILITARY SERVICE

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

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

(b) that defendant Terry Brunswick is over 18 years of age and resides at 214 Duval Street, Berwick, PA 18603-2121.

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



Phelan Hallinan Diamond & Jones, LLP
Kenya Bates, Esq., Id. No.203664
Attorney for Plaintiff

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, 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 northeasterly corner of lot number fifty-seven (57) Duval Dickson's second plot of lots, on the southerly side of Duval Street; THENCE in an easterly direction along the southerly line of said street, a distance of forty-nine and one-half (49½) feet to the northwesterly corner of lot number fifty-nine (59); THENCE in a southerly direction along the westerly line of said lot a distance of one hundred forty-five (145) feet to the southwesterly corner of said lot; THENCE in a westerly direction a distance of forty-nine and one-half (49½) feet to the southeasterly corner of lot number fifty-seven (57); THENCE in a northerly direction along the easterly line of said lot a distance of one hundred forty-four (144) feet to the southerly line of Duval Street, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN TERRY BRUNSWICK, by Deed from ANDREW T. WILLIAMOSKI AND DONNA A. WILLIAMOSKI, H/W, Dated 12/17/2004, Recorded 01/05/2005, Instrument No. 200500137.

Tax Parcel: 04A02 11000000

Premises Being: 214 DUVAL STREET, BERWICK, PA 18603-2121

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2018-CV-653**

**Hsbc Bank USA, N.A., as Indenture Trustee for The Registered Noteholders of
Renaissance Home Equity Loan Trust 2005-3, Renaissance Home Equity Loan Asset-
Backed Notes, Series 2005-3**

v.

Terry Brunswick

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

214 Duval Street, Berwick, PA 18603-2121

Parcel No. 04A02 11000000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$70,719.52**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date
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Plaintiff Hsbc Bank USA, N.A., as Indenture Trustee for The Registered Noteholders of Renaissance Home Equity Loan Trust 2005-3, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-3	No.: 2018-CV-653
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Defendant Terry Brunswick	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
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SERVE

AT

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

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

Berwick, PA 18603-2121

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

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

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

 Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
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SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
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RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of	

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



71901140006000138533

TAMI FIELDER
VALLEY BANK
500 EAST LECLAIRE ROAD

ELDRIDGE IA 52748

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



71901140006000138557

VALLEY BANK
3455 AVENUE OF THE CITIES

MOLINE IL 61265

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



BENEFICIAL CONSUMER DISCOUNT
577 LAMONT ROAD

ELMHURST IL 60126

Document Receipt

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Ship to:

VALLEY BANK

TAMI FIELDER

500 EAST LECLAIRE ROAD

Tracking #: 71901140006000138533

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STACEY DEMAIO

23 FORRESTALL DRIVE

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MASTIC NY 11950

Document Receipt

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Ship to:

VALLEY BANK

TAMI FIELDER

500 EAST LECLAIRE ROAD

Tracking #: 71901140006000138533

Doc Ref #: 2018ED102

Postage 5.4200

ELDRIDGE IA 52748

Document Receipt

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COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

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HARRISBURG PA 17105-2675

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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000138519

Doc Ref #: 2018ED102

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HARRISBURG PA 17105-2675

Document Receipt

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Ship to:

IRS

INTERNAL REVENUE OF
JUSTICE1000 LIBERTY AVENUE
SUITE 220

Tracking #: 71901140006000138502

Doc Ref #: 2018ED102

Postage 5.4200

PITTSBURGH PA 15222

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IRS

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JUSTICE1000 LIBERTY AVENUE
SUITE 220

Tracking #: 71901140006000138502

Doc Ref #: 2018ED102

Postage 5 4200

PITTSBURGH PA 15222

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VALLEY BANK

3455 AVENUE OF HE CITIES

Tracking #: 71901140006000138557

Doc Ref #: 2018ED102

Postage 5.4200

MOLINE IL 61265

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Ship to:

VALLEY BANK

BRENDAN ABSTRACT CO INC

150 EAST SWEDESFORD ROAD

Tracking #: 71901140006000138564

Doc Ref #: 2018ED102

Postage 5.4200

WAYNE PA 19087

Document Receipt

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577 LAMONT ROAD

Tracking #: 71901140006000138540

Doc Ref #: 2018ED102

Postage 5.4200

ELMHURST IL 60126

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BENEFICIAL CONSUMER DISCOUNT

577 LAMONT ROAD

Tracking #: 71901140006000138540

Doc Ref #: 2018ED102

Postage 5.4200

ELMHURST IL 60126

Document Receipt

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BENEFICIAL CONSUMER DISCOUNT

577 LAMONT ROAD

Tracking #: 71901140006000138540

Doc Ref #: 2018ED102

Postage 5.4200

ELMHURST IL 60126

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

TD Bank, NA
3-180/360

001734993

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE
8/29/2018

AMOUNT
*****\$1,350.00

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

LSS [1010818] 214 DUVAL STREET (2018-CV-653)

AUTHORIZED SIGNATURE

Travis S. Hallinan

⑈001734993⑈ ⑆036001808⑆ 361508666⑈

Security Features included.



Details on back.