

# COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 229023	Invoice Date: 04/22/2019 9:47:15 AM	RECEIPT	Reg/Drw ID: 0101
Customer:	Last Change:	Receipt By: MAIL	By: HAS
SHERIFF'S OFFICE			

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$72.75	201902779	BERWICK BORO
	Grantor - SORCE, RICHARD J		04/22/19 9:47:16 AM	
	Grantee - HSBC BANK USA			
	Consideration -	\$2,925.76		
	Tax Basis -	\$0.00		
	Return Via - MAIL			
	Fees Summary:			
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$40.25		
	AFFORDABLE HOUSING	\$13.50		
	RECORDING FEES - RECORDER	\$13.50		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	Inst Info: SHERIFF'S DEED			
	TOTAL CHARGES	\$72.75		
	PAYMENTS			
	CHECK: 8557 - SHERIFF'S OFFICE	\$72.75		
	TOTAL PAYMENTS	\$72.75		
	AMOUNT DUE	\$72.75		
	PAYMENT ON INVOICE	(\$72.75)		
	BALANCE DUE ON INVOICE	\$0.00		

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

HSBC BANK USA VS RICHARD SORCE

NO. 155-2018 ED

NO. 1204-2018 JD

DATE/TIME OF SALE: MARCH 20, 2019 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ 2868.39

POUNDAGE - 2% OF BID \$ 57.37

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2925.76

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 2925.76

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 1575.76

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



**Plaintiff**  
HSBC BANK USA

vs.

**Defendant**  
RICHARD JAMES SORCE

**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, March 20, 2019

**Writ of Execution No. :** 2018CV1204

**Advance Sheriff Costs:** \$1,350.00

**Location of the real estate:** 423 & 425 EAST 11TH 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	\$42.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,254.00
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
Continued or Cancelled Sale	Postponed to: 3/20/2019
Service	\$195.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$10.00
Tax Claim Search	\$5.00
Surcharge	\$140.00

**Total Sheriff Costs** \$2,119.00

## Municipal Costs

Sewer \$676.64

**Total Municipal Costs** \$676.64

## Distribution Costs

Recording Fees \$72.75

**Total Distribution Costs** \$72.75

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**Grand Total:** \$2,868.39

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



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

Post Sale Department, Ext. 31336

March 20, 2019

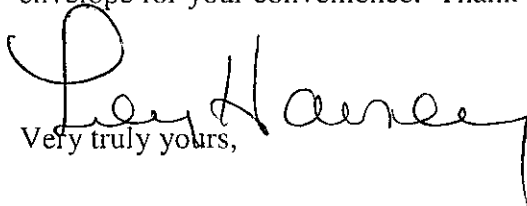
Office of the Sheriff  
COLUMBIA County Courthouse  
PO Box 380  
W. Main Street  
Bloomsburg, PA 17815

Re: RICHARD J. SORCE  
425 EAST 11TH STREET, BERWICK, PA 18603-2227  
2018-CV-1204

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 2005-4, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-4**, 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 # 1016664

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

### B. TRANSFER DATA

Date of Acceptance of Document <b>4/9/14</b>	Grantor(s)/Lessor(s) <b>Timonthy Chamberlain</b>	Telephone Number: <b>(570) 389-5622</b>	Grantee(s)/Lessee(s) <b>HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-4</b>	Telephone Number: <b>(561) 682-8556</b>
Mailing Address <b>PO Box 380, W. Main Street</b>	City <b>Bloomsburg</b>	State <b>PA</b>	ZIP Code <b>17815</b>	Mailing Address <b>1661 WORTHINGTON ROAD, SUITE 100</b>
	City <b>WEST PALM BEACH</b>	State <b>FL</b>	ZIP Code <b>33409</b>	

### C. REAL ESTATE LOCATION

Street Address <b>425 EAST 11TH STREET, BERWICK, PA 18603-2227</b>	City, Township, Borough <b>BERWICK BOROUGH</b>
County <b>COLUMBIA</b>	School District <b>Berwick Area School District</b>
	Tax Parcel Number <b>04A-10-012-00-000 &amp; 04A-10-010-00-000</b>

### D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration <b>\$ 2,868.39 (winning bid)</b>	2. Other Consideration <b>+ -0-</b>	3. Total Consideration <b>= \$ 2,868.39</b>
4. County Assessed Value <b>\$ 14,050.00</b>	5. Common Level Ratio Factor <b>X 3.88</b>	6. Computed Value <b>= \$54,514.00</b>

### E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed <b>= \$54,514.00</b>	1b. Percentage of Grantor's Interest in Real Estate <b>100%</b>	1c. Percentage of Grantor's Interest Conveyed <b>100%</b>
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### 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

LILY HAINEY

Date

4/9/14

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

# SHERIFF'S SALE COST SHEET

18-1204

VS.  
NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.00</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>6.50</u>	
NOTARY	\$ <u>2400 10.00</u>	
TOTAL *****		\$ <u>450.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1254.00</u>	
SOLICITOR'S SERVICES	\$100.00	
TOTAL *****		\$ <u>1504.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>72.75</u>	
TOTAL *****		\$ <u>82.75</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	\$ <u>676.64</u>	
WATER 20	\$	
TOTAL *****		\$ <u>676.64</u>

SURCHARGE FEE (DSTE)		\$ <u>140.00</u>
MISC. _____	\$ <u>124.00</u>	
	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2858.39

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 2005-4,  
RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-4  
v. RICHARD J. SORCE  
No.: 2018-CV-1204

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**

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 2005-4, RENAISSANCE	:	
HOME EQUITY LOAN ASSET-BACKED	:	CIVIL DIVISION
NOTES, SERIES 2005-4	:	
	:	NO. 2018-CV-1204
Plaintiff	:	

v.

RICHARD J. SORCE

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:

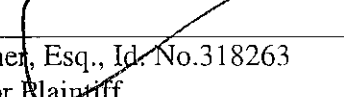
- a. on RICHARD J. SORCE in accordance with Court Order dated January 14, 2019  
by certified mail and first class mail, return receipt requested, on January 24,  
2019. The property was posted on January 27, 2019;



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: FEB 07 2019

By:   
Peter Wapner, Esq., Id. No. 318263  
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 2005-4, RENAISSANCE	:	
HOME EQUITY LOAN ASSET-BACKED	:	CIVIL DIVISION
NOTES, SERIES 2005-4	:	
	:	NO. 2018-CV-1204
Plaintiff	:	

v.

RICHARD J. SORCE

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:

RICHARD J. SORCE  
425 EAST 11TH STREET  
BERWICK, PA 18603-2227

RICHARD J. SORCE  
423 & 425 EAST 11TH STREET  
BERWICK, PA 18603

Date: **FEB 07 2019**

RICHARD J. SORCE  
423 EAST 11TH STREET  
BERWICK, PA 18603-2227

Peter Wapner, Esq., Id. No. 318263  
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  
EQUITY LOAN TRUST 2005-4, RENAISSANCE  
HOME EQUITY LOAN ASSET-BACKED  
NOTES, SERIES 2005-4

Plaintiff

v.

RICHARD J. SORCE

Defendant

CIVIL DIVISION  
NO. 2018-CV-1204

**ORDER**

AND NOW, this 14 day of January, 2019, after  
consideration of Plaintiff's Motion for Service of Notice of Sale Pursuant to Special Order of  
Court, it is hereby:

**ORDERED** that pursuant to Pa. R.C.P. 430(a), service of the Notice of Sale is  
permitted on Defendant **RICHARD J. SORCE** by:

✓

REGULAR MAIL TO 425 EAST 11TH STREET, BERWICK,  
PA 18603-2227

Service by mail is complete upon the date of mailing

✓

CERTIFIED MAIL TO 425 EAST 11TH STREET, BERWICK,  
PA 18603-2227

Service by mail is complete upon the date of mailing

✓

POSTING 425 EAST 11TH STREET, BERWICK, PA 18603-  
2227

BY THE COURT:

/s/ Thomas A. James Jr. J.

PH # 1016664/LAS

CC PHELAN HALLINAN DIAMOND & JONES, LLP  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103

PH # 1016664

Affix Stamp Here  
Postmark with Date of Receipt

PAIDELPHIA  
JAN 24 2019

PS Form 3665, January 2017 (Page 1 of 1)

AFFIDAVIT OF SERVICE

PLAINTIFF  
HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE  
REGISTERED NOTEHOLDERS OF RENAISSANCE HOME  
EQUITY LOAN TRUST 2005-4, RENAISSANCE HOME EQUITY  
LOAN ASSET-BACKED NOTES, SERIES 2005-4  
DEFENDANT  
RICHARD J. SORCE

COLUMBIA COUNTY

PH # 1016664 A

SERVICE TEAM/ spj  
COURT NO.: 2018-CV-1204

SERVE RICHARD J. SORCE AT:  
425 EAST 11TH STREET  
BERWICK, PA 18603-2227

TYPE OF ACTION  
XX Notice of Sheriff's Sale  
SALE DATE: 03/20/2019

\*\*\*\*PLEASE POST THE PROPERTY\*\*\*\*

SERVED

Served and made known to RICHARD J. SORCE, Defendant on the 27<sup>TH</sup> day of JAN, 2019, at 1:15 o'clock P. M., at 425 EAST 11TH STREET, BERWICK, PA 18603-2227, in the manner described below:

- ☐ Defendant personally served.  
☐ Adult family member with whom Defendant(s) reside(s).  
Relationship is \_\_\_\_\_.  
☐ Adult in charge of Defendant's residence who refused to give name or relationship.  
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).  
☐ Agent or person in charge of Defendant's office or usual place of business.  
\_\_\_\_\_ an officer of said Defendant's company.

XX Other: POSTED THE PROPERTY

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

I, J. NEUBAUER, a competent adult, hereby verify that I personally posted the property with a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: 01-27-2019

NAME: John Neubauer  
PRINTED NAME: JOHN NEUBAUER  
TITLE: PROCESS SERVER

NOT SERVED

On the 27<sup>TH</sup> day of JAN, 2019, at 1:15 o'clock P. M., I, J. NEUBAUER, a competent adult hereby state that Defendant NOT FOUND because:

- ☒ Vacant ☐ Does Not Exist ☐ Moved ☐ Does Not Reside (Not Vacant)  
☐ No Answer on \_\_\_\_\_ at \_\_\_\_\_; \_\_\_\_\_ at \_\_\_\_\_  
☐ Service Refused ☐ Red Tag Door ☐ Deceased ☐ Defendant Unknown  
☐ Cluster Mail Box ☐ Can't Gain Access

Other: 1/25/17

I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

BY: John Neubauer  
PRINTED NAME: JOHN NEUBAUER

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USPS CERTIFIED MAIL™



9214 8969 0096 4001 1024 29

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SORCE, RICHARD J.  
425 EAST 11TH STREET  
BERWICK, PA 18603-2227

--fold here (regular)

-- fold here (6x9) PH# 1016664 /LAS

--fold here (regular)

01/24/2019

USPS Tracking® FAQs > (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

Track Another Package +

Tracking Number: 9214896900964001102429 Remove X

Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.

In-Transit

February 3, 2019  
In Transit to Next Facility

Get Updates ▾

Feedback

Text & Email Updates	▾
Return Receipt Electronic	▾
Tracking History	▴

February 3, 2019  
In Transit to Next Facility  
Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.

January 30, 2019, 6:50 am  
Arrived at USPS Regional Destination Facility  
LANCASTER PA DISTRIBUTION CENTER

**January 28, 2019, 9:22 am**

Vacant

BERWICK, PA 18603

**January 26, 2019, 7:42 am**

Departed USPS Regional Facility

SCRANTON PA DISTRIBUTION CENTER

**January 25, 2019, 9:40 pm**

Arrived at USPS Regional Destination Facility

SCRANTON PA DISTRIBUTION CENTER

**January 25, 2019, 8:38 am**

Arrived at USPS Regional Destination Facility

LEHIGH VALLEY PA DISTRIBUTION CENTER

**January 24, 2019, 11:40 pm**

Arrived at USPS Regional Facility

PHILADELPHIA PA DISTRIBUTION CENTER

**January 24, 2019, 10:25 pm**

Accepted at USPS Origin Facility

PHILADELPHIA, PA 19103

**January 24, 2019**

Pre-Shipment Info Sent to USPS, USPS Awaiting Item

Feedback

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**Product Information**



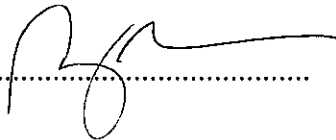
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See Less

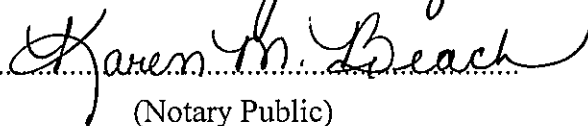


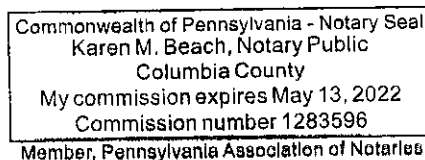
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 9, 16, 23, 2019 and 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 23<sup>rd</sup> day of January 2019.....

.....  
(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: 01/25/2019

Fee: \$5.00

Cert. NO: 33577

SORCE RICHARD J  
425 EAST 11TH STREET  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 0549 -1006  
Location: LOT #392  
Parcel Id:04A-10 -012-00,000

Assessment: 14,050  
Balances as of 01/25/2019

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

By: **COLUMBIA COUNTY SHERIFF** \_\_\_\_\_

Per: \_\_\_\_\_

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  
2005-4, RENAISSANCE HOME EQUITY LOAN  
ASSET-BACKED NOTES, SERIES 2005-4

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

Plaintiff

No.: 2018-CV-1204

v.

RICHARD J. SORCE

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.

**JAN 22 2019**

\_\_\_\_\_  
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 2005-4,  
RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-4  
VS. RICHARD J. SORCE, COLUMBIA COUNTY, NO.: 2018-CV-1204

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 03/20/2019 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 # 1016664

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 2005-4, :  
RENAISSANCE HOME EQUITY LOAN :  
ASSET-BACKED NOTES, SERIES 2005-4 : No.: 2018-CV-1204  
Plaintiff, :  
:

v.

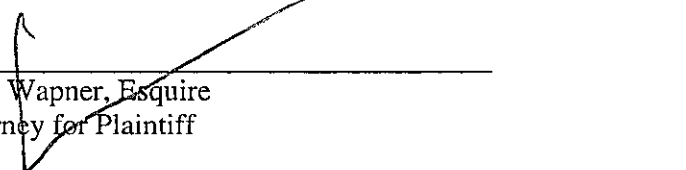
**RICHARD J. SORCE**  
Defendant(s)

**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: JAN 22 2019

  
\_\_\_\_\_  
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		TOTAL NO. of Pieces Listed by Sender  6		TOTAL NO. of Pieces Received at Post Office™		Affix Stamp Here Postmark with Date of Receipt.	
PH # 1016664 / RE: RICHARD J. SORCE (COLUMBIA) / SZR - 01/30/2019 SALE / 1021 / Writ Team		Postmaster per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee		
1.		TENANT/OCCUPANT 423 EAST 11TH STREET and 425 EAST 11TH STREET		\$0.47			
2.		BERWICK PA 18603-2227 COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION 6th Floor, Strawberry Sq. Dept 280601		\$0.47			
3.		Harrisburg PA 17128 DEPARTMENT OF HUMAN SERVICES, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. Box 8486 Willow Oak Building		\$0.47			
4.		Harrisburg PA 17105 TENANT/OCCUPANT 423 EAST 11TH STREET		\$0.47			
5.		BERWICK PA 18603 DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380		\$0.47			
6.		Bloomsburg PA 17815 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HUMAN SERVICES P.O. Box 2675		\$0.47			
		Harrisburg PA 17105					

### Certificate of Mailing – Firm

[illegible]



2018  
ED 155

January 8, 2019

Timothy T. Chamberlain  
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 2005-4, RENAISSANCE HOME EQUITY LOAN ASSET-  
BACK NOTES, SERIES 2005-4**

**VS.**

**RICHARD J. SORCE**

**NO: 2018-CV-1204**

Dear Timothy:

The amount due on the sewer account #120510 & 120515 for the property located at 423-425 E. 11<sup>th</sup> Street Berwick, Pa through March 31, 2019 is \$676.64.

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



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

Timothy Chamberlain  
Acting Sheriff  
PO Box 380  
W. Main Street  
Bloomsburg, PA 17815

**Re: HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED  
NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-4,  
RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-4 v.  
RICHARD J. SORCE et al.**

**No.: 2018-CV-1204**

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

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 03/20/2019 Sheriff Sale.\*\***

Very truly yours,

**Phelan Hallinan Diamond & Jones, LLP**  
By: Legal Assistant

CC: RICHARD J. SORCE

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 : CIVIL DIVISION  
HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE :  
HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES : No.: 2018-CV-1204  
2005-4 :  
Plaintiff :**

v.

**RICHARD J. SORCE**  
Defendant(s)

**CERTIFICATE OF FILING**

On this date, I 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: JAN 04 2019

\_\_\_\_\_  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

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 : CIVIL DIVISION  
HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE :  
HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES : No.: 2018-CV-1204  
2005-4 :  
Plaintiff :**

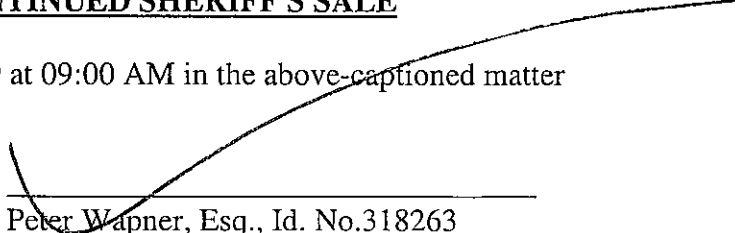
v.

**RICHARD J. SORCE**  
Defendant(s)

**NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE**

The Sheriff's Sale scheduled for 01/30/2019 at 09:00 AM in the above-captioned matter has been continued until 03/20/2019 at 09:00 AM.

Date: JAN 04 2019

  
\_\_\_\_\_  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

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 : CIVIL DIVISION  
HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE :  
HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES : No.: 2018-CV-1204  
2005-4 :  
Plaintiff :**

v.

**RICHARD J. SORCE**  
Defendant(s)

**CERTIFICATION OF SERVICE**

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

RICHARD J. SORCE  
425 EAST 11TH STREET  
BERWICK, PA 18603-2227

RICHARD J. SORCE  
423 & 425 EAST 11TH STREET  
BERWICK, PA 18603

Date: JAN 04 2019

RICHARD J. SORCE  
423 EAST 11TH STREET  
BERWICK, PA 18603-2227

Peter Wapner, Esq., Id. No. 318263  
Attorney for Plaintiff

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 : CIVIL DIVISION  
HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE :  
HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES : No.: 2018-CV-1204  
2005-4 :  
Plaintiff :**

v.

**RICHARD J. SORCE**  
Defendant(s)

**CERTIFICATE OF FILING**

On this date, I 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: JAN 04 2019

\_\_\_\_\_  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

**Phelan Hallinan Diamond & Jones, LLP**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215) 563-7000**  
**Fax: (215) 563-7009**

Representing Lenders in  
Pennsylvania

Foreclosure Manager

January 3, 2019

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED  
NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-4,  
RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES  
2005-4 v.  
RICHARD J. SORCE  
425 EAST 11TH STREET BERWICK, PA 18603-2227  
No.: 2018-CV-1204

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for January 30, 2019 due to the following: Service of NOS.

The Property is to be relisted for the March 20, 2019 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours,  
Valerie Steinman for  
Phelan Hallinan Diamond & Jones, LLP

20

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Earl D. Mordan, Jr.  
Chief Deputy



HSBC BANK USA  
vs.  
RICHARD JAMES SORCE

Case Number  
2018CV1204

## SHERIFF'S RETURN OF SERVICE

12/13/2018 07:57 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 423 & 425 EAST 11TH STREET, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF


December 14, 2018

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

14TH day of DECEMBER, 2018



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

(c) CountySuite Sheriff, Teleosoft, Inc.



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

HSBC BANK USA  
vs.  
SORCE, RICHARD JAMES

Case Number  
2018CV1204

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Posting - Sale Bill

**Zone:**

**Manner:** < Not Specified >

**Expires:**

**Warrant:**

**Notes:** SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 423 & 425 EAST 11TH STREET  
BERWICK, PA 18603

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:**

**Date:** 12-13-18

**Time:** 19:57

**Deputy:** 3

**Mileage:**

**Attorney / Originator:**

**Name:** PHELAN HALLINAN DIAMOND & JONES LLP

**Phone:** 215-563-7000

**Service Attempts:**

<b>Date:</b>					
<b>Time:</b>					
<b>Mileage:</b>					
<b>Deputy:</b>					

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2018CV1204

423 & 425 EAST 11TH 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  
vs.  
RICHARD JAMES SORCE

Case Number  
2018CV1204

## SHERIFF'S RETURN OF SERVICE

11/28/2018 08:10 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 RITA NIMLO THE TENANT, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR RICHARD JAMES SORCE AT 425 E 11TH STREET, BERWICK, PA 18603.

  
SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

  
TIMOTHY T. CHAMBERLAIN, SHERIFF

November 29, 2018

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

29TH day of NOVEMBER, 2018



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

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

HSBC BANK USA  
vs.  
SORCE, RICHARD JAMES

Case Number  
2018CV1204

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 165

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Connie C. Gingham

Primary Address: 1615 Lincoln Avenue  
Berwick, PA 18603

Phone: 570-752-7442

DOB:

Alternate Address:

Phone:

### Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

12/11/18

Time:

10:50 Am

Deputy:

7

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.

2018CV1204

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  
vs.  
SORCE, RICHARD JAMES

Case Number  
2018CV1204

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 155

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: BERWICK AREA JOINT SEWER AUTH.

Primary Address: 1108 FREAS AVENUE  
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: 12/11/18

Time: 09:31

Deputy: 7

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 AREA JOINT SEI

2018CV1204

1108 FREAS 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  
vs.  
SORCE, RICHARD JAMES

Case Number  
2018CV1204

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	155
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	RICHARD JAMES SORCE
<b>Primary Address:</b>	425 E 11TH STREET BERWICK, PA 18603
<b>Phone:</b>	570-218-2859 <b>DOB:</b> 12/23/1964
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · <u>Adult In Charge</u> · Posted · Other
<b>Adult In Charge:</b>	Rita Nimb
<b>Relation:</b>	Tenant
<b>Date:</b>	11-28-18
<b>Time:</b>	20:10
<b>Deputy:</b>	3
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN DIAMOND & JONES LLP	<b>Phone:</b> 215-563-7000
--	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

Condemned - had been staying @ 423

SORCE, RICHARD JAMES

2018CV1204

425 E 11TH 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  
vs.  
SORCE, RICHARD JAMES

Case Number  
2018CV1204

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	OCCUPANT
<b>Primary Address:</b>	423 & 425 EAST 11TH STREET BERWICK, PA 18603
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	Rita Nimto		
<b>Relation:</b>	Tenant		
<b>Date:</b>	11-28-18	<b>Time:</b>	20:10
<b>Deputy:</b>	3	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN DIAMOND & JONES LLP	<b>Phone:</b> 215-563-7000
--	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

OCCUPANT

2018CV1204

423 & 425 EAST 11TH 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  
vs.  
SORCE, RICHARD JAMES

Case Number  
2018CV1204

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	155
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	OCCUPANT
<b>Primary Address:</b>	423 & 425 EAST 11TH STREET BERWICK, PA 18603
<b>Phone:</b>	<b>DOB:</b>
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally · Adult In Charge · Posted · Other		
<b>Adult In Charge:</b>	Rita Nimlo		
<b>Relation:</b>	tenant		
<b>Date:</b>	11-28-18	<b>Time:</b>	20:10
<b>Deputy:</b>	3	<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN DIAMOND & JONES LLP	<b>Phone:</b> 215-563-7000
--	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

OCCUPANT

2018CV1204

423 & 425 EAST 11TH 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  
vs.  
SORCE, RICHARD JAMES

Case Number  
2018CV1204

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 155

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 01/30/2019 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Domestic Relations Office of Columbia County

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: Michelle Santore

Relation: Receptorist

Date: 11-29-18 Time: 15:10

Deputy: 3 Mileage:

### Attorney / Originator:

Name: PHELAN HALLINAN DIAMOND & JONES LLP

Phone: 215-563-7000

### Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

DOMESTIC RELATIONS OF 2018CV1204 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION



# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff



Earl D. Mordan, Jr.  
Chief Deputy

HSBC BANK USA  
vs.  
SORCE, RICHARD JAMES

Case Number  
2018CV1204

## SERVICE COVER SHEET

### Service Details:

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	155
<b>Manner:</b>	< Not Specified >	<b>Expires:</b>	
<b>Notes:</b>	SALE DATE & TIME: 01/30/2019 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

### Serve To:

<b>Name:</b>	Columbia County Tax Office
<b>Primary Address:</b>	PO Box 380 Bloomsburg, PA 17815
<b>Phone:</b>	570-389-5649
<b>DOB:</b>	
<b>Alternate Address:</b>	
<b>Phone:</b>	

### Final Service:

<b>Served:</b>	Personally <u>Adult In Charge</u> · Posted · Other
<b>Adult In Charge:</b>	Sherry Evans
<b>Relation:</b>	Check
<b>Date:</b>	11-29-18
<b>Time:</b>	15:08
<b>Deputy:</b>	3
<b>Mileage:</b>	

### Attorney / Originator:

<b>Name:</b> PHELAN HALLINAN DIAMOND & JONES LLP	<b>Phone:</b> 215-563-7000
--	----------------------------

### Service Attempts:

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>						

### Service Attempt Notes:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

COLUMBIA COUNTY TAX C

2018CV1204

PO BOX 380, BLOOMSBURG, PA 17815

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 11/27/18

Account:

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

Ad ID: 1154075  
Description: RICHARD SORCE SALE  
Run Dates: 01/09/19 to 01/23/19  
Class: 2  
Agate Lines: 207  
Blind Box:

Total Ad Cost \$1,254.00  
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	01/09/19	01/23/19	3	\$1,254.00

## SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2018CV1204

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 30, 2019 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 THOSE TWO CERTAIN pieces or parcels of land situate in the borough of Berwick, county of Columbia and state of Pennsylvania, bounded and described as follows to wit: NO. 1 beginning at a corner on east 11th street in the borough of Berwick; thence along lot no. 390, north 26 degrees west, 165 feet to the land of the estate of J.D. Thompson; thence along the same north 64 degrees ten minutes east; 47 feet to lot no. 392; thence along said lot south 26 degrees east, 165 feet to east 11th street aforesaid; thence along 11th street south 64 degrees 10 minutes west, 49 feet to the place of beginning.

NO. 2 beginning at a corner on east 11th street in the borough of Berwick; thence along lot no. 391 north 26 degrees west, 165 feet to land of the estate of J.D. Thompson; thence along the same north 64 degrees 10 minutes east 47 feet to lot no. 393; thence along said lot south 26 degrees east 165 feet to east 11th street aforesaid; thence along 11th street south 64 degrees 10 minutes aforesaid, thence along 11th street south 64 degrees 10 minutes west 47 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN RICHARD J. SORCE, by Deed from FAYE COPE EXECUTRIX OF THE LAST WILL.

AND TESTAMENT OF DORA B. TREAS, Dated 10/15/1993, Recorded 10/18/1993, in Book 548, Page 1006.

Tax Parcel: 04A-10-012-00-000 and 04-10-010-00-000

Premises Being: 425 EAST 11TH STREET, BERWICK, PA 18603-2227

PROPERTY ADDRESS: 423 & 425 EAST 11TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-10-012-00-000 04A-10-010-00-000

Seized and taken into execution to be sold as the property of RICHARD JAMES SORCE in suit of HSBC BANK USA.

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

TIMOTHY T. CHAMBERLAIN, Sheriff  
COLUMBIA COUNTY, Pennsylvania

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2018CV1204

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 30, 2019**  
**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 THOSE TWO CERTAIN pieces or parcels of land situate in the borough of Berwick, county of Columbia and state of Pennsylvania, bounded and described as follows to wit:

NO. 1 beginning at a corner on east 11th street in the borough of Bernick; thence along lot no. 390, north 26 degrees west, 165 feet to the land of the estate of J.D. Thompson; thence along the same north 64 degrees ten minutes east; 47 feet to lot no. 392; thence along said lot south 26 degrees east, 165 feet to east 11th street aforesaid; thence along 11th street south 64 degrees 10 minutes west, 49 feet to the place of beginning.

NO. 2 beginning at a corner on east 11th street in the borough of Berwick; thence along lot no. 391 north 26 degrees west, 165 feet to land of the estate of J.D. Thompson; thence along the same north 64 degrees 10 minutes east 47 feet to lot no. 393; thence along said lot south 26 degrees east 165 feet to east 11th street aforesaid; thence along 11th street south 64 degrees 10 minutes aforesaid, thence along 11th street south 64 degrees 10 minutes west 47 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN RICHARD J. SORCE, by Deed from FAYE COPE EXECUTRIX OF THE LAST WILL AND TESTAMENT OF DORA B. TREAS, Dated 10/15/1993, Recorded 10/18/1993, in Book 549, Page 1006.

Tax Parcel: 04A-10-012-00-000 and 04-10-010-00-000

Premises Being: 425 EAST 11TH STREET, BERWICK, PA 18603-2227

PROPERTY ADDRESS: 423 & 425 EAST 11TH STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 04A-10-012-00-000 04A-10-010-00-000

---

Seized and taken into execution to be sold as the property of RICHARD JAMES SORCE in suit of HSBC BANK USA.

---

**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 2005-4,  
Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-4

v.

Richard J. Sorce  
Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

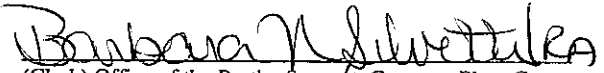
**To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property (specifically described property below):**

PREMISES: 423 East 11<sup>th</sup> Street and 425 East 11th Street, Berwick, PA 18603-2227  
(See Legal Description attached)

Amount Due  
Interest from 11/22/2018 at \$7.08 per diem  
Costs to be added

\$43,086.97

\$ \_\_\_\_\_  
\$ \_\_\_\_\_

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

Dated

11/27/2018  
(SEAL)

PH # 1016664

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

PH # 1016664

### LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN pieces or parcels of land situate in the borough of Berwick, county of Columbia and state of Pennsylvania, bounded and described as follows to wit:

NO:1 beginning at a corner on east 11th street in the borough of Bernick; thence along lot no. 390, north 26 degrees west, 165 feet to the land of the estate of J.D. Thompson; thence along the same north 64 degrees ten minutes east; 47 feet to lot no. 392; thence along said lot south 26 degrees east, 165 feet to east 11th street aforesaid ; thence along 11th street south 64 degrees 10 minutes west, 49 feet to the place of beginning.

NO.2 beginning at a corner on east 11th street in the borough of Berwick; thence along lot no. 391 north 26 degrees west, 165 feet to land of the estate of J.D. Thompson; thence along the same north 64 degrees 10 minutes east 47 feet to lot no. 393; thence along said lot south 26 degrees east 165 feet to east 11th street aforesaid; thence along 11th street south 64 degrees 10 minutes aforesaid, thence along 11th street south 64 degrees 10minutes west 47 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN RICHARD J. SORCE, by Deed from FAYE COPE EXECUTRIX OF THE LAST WILL AND TESTAMENT OF DORA B. TREAS, Dated 10/15/1993, Recorded 10/18/1993, in Book 549, Page 1006.

Tax Parcel: 04A-10-012-00-000 and 04A-10-010-00-000

Premises Being: 425 EAST 11TH STREET, BERWICK, PA 18603-2227

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE	:	COURT OF COMMON PLEAS
FOR THE REGISTERED NOTEHOLDERS OF	:	
RENAISSANCE HOME EQUITY LOAN TRUST 2005-4,	:	CIVIL DIVISION
RENAISSANCE HOME EQUITY LOAN ASSET-	:	
BACKED NOTES, SERIES 2005-4	:	CASE NO. 2018-CV-1204
PLAINTIFF	:	
V.	:	COLUMBIA COUNTY

**RICHARD J. SORCE**  
DEFENDANT(S)

**AFFIDAVIT PURSUANT TO RULE 3129.1**

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-4, 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 423 EAST 11<sup>TH</sup> STREET and 425 EAST 11TH STREET, BERWICK, PA 18603-2227.

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>RICHARD J. SORCE</b>	<b>423 EAST 11<sup>TH</sup> STREET and 425 EAST 11TH STREET BERWICK, PA 18603-2227</b>
  
2. Name and address of Defendant(s) in the judgment:  

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<b>RICHARD J. SORCE</b>	<b>423 EAST 11<sup>TH</sup> STREET and 425 EAST 11TH STREET, BERWICK, PA 18603-2227</b>
  
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)
<b>NONE.</b>	
  
4. Name and address of last recorded holder of every mortgage of record:  

Name	Address (if address cannot be reasonably ascertained, please indicate)
<b>NONE.</b>	
  
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)
<b>NONE.</b>	

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

425 EAST 11TH STREET  
BERWICK, PA 18603-2227

COMMONWEALTH OF PENNSYLVANIA  
BUREAU OF INDIVIDUAL TAXES  
INHERITANCE TAX DIVISION

6TH FLOOR, STRAWBERRY SQ.  
DEPT 280601  
HARRISBURG, PA 17128

DEPARTMENT OF HUMAN SERVICES, TPL  
CASUALTY UNIT, ESTATE RECOVERY  
PROGRAM

P.O. BOX 8486  
WILLOW OAK BUILDING  
HARRISBURG, PA 17105

TENANT/OCCUPANT

423 EAST 11TH STREET  
BERWICK, PA 18603

DOMESTIC RELATIONS OF  
COLUMBIA COUNTY

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

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF HUMAN SERVICES

P.O. BOX 2675  
HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704  
PITTSBURGH, PA 15222

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.

NOV 19 2018

Date: \_\_\_\_\_

By: \_\_\_\_\_

Phelan Hallinan Diamond & Jones, LLP  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff  
PHELAN HALLINAN DIAMOND & JONES, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza, Philadelphia, PA 19103  
215-563-7000

# REAL ESTATE OUTLINE

ED # 2018 ED155

DATE RECEIVED 11-27-18  
DOCKET AND INDEX 2018 CV 1204

## 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>00174499</u>

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

SALE DATE Jan. 30 2019 TIME 9:00  
POSTING DATE \_\_\_\_\_  
ADV. DATES FOR NEWSPAPER 1<sup>ST</sup> WEEK \_\_\_\_\_  
2<sup>ND</sup> WEEK \_\_\_\_\_  
3<sup>RD</sup> WEEK \_\_\_\_\_



**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. **2018-CV-1204**

**Hsbc Bank USA, N.A., as Indenture Trustee for The Registered Noteholders of  
Renaissance Home Equity Loan Trust 2005-4, Renaissance Home Equity Loan Asset-  
Backed Notes, Series 2005-4**

v.

**Richard J. Sorce**

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

**423 East 11<sup>th</sup> Street and 425 East 11th Street, Berwick, PA 18603-2227**

**Parcel No. 04A-10-012-00-000 and 04A-10-010-00-000**

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$43,086.97**

**Attorneys for Plaintiff**

Phelan Hallinan Diamond & Jones, LLP

Hsbc Bank USA, N.A., as Indenture Trustee for The Registered	:	COURT OF COMMON PLEAS
Noteholders of Renaissance Home Equity Loan Trust 2005-4,	:	
Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-	:	CIVIL DIVISION
4	:	
	:	NO.: 2018-CV-1204
Plaintiff	:	
	:	
vs.	:	COLUMBIA County
	:	
Richard J. Sorce		
		Defendant(s)

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

**TO: Richard J. Sorce  
423 EAST 11<sup>TH</sup> STREET and  
425 EAST 11TH STREET  
BERWICK, PA 18603-2227**

**\*\*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 425 East 11th Street, Berwick, PA 18603-2227 is scheduled to be sold at the Sheriff's Sale on Jan. 30 2019 at 9:00am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$43,086.97 obtained by Hsbc Bank USA, N.A., as Indenture Trustee for The Registered Noteholders of Renaissance Home Equity Loan Trust 2005-4, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-4 (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**

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  
2005-4, RENAISSANCE HOME EQUITY LOAN  
ASSET-BACKED NOTES, SERIES 2005-4

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

Plaintiff

No.: 2018-CV-1204

v.

COLUMBIA COUNTY

RICHARD J. SORCE

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.

**NOV 19 2018**

Date

By:

Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

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

<b>Hsbc Bank USA, N.A., as Indenture Trustee for The Registered</b>	:	<b>COLUMBIA County</b>
<b>Noteholders of Renaissance Home Equity Loan Trust 2005-4,</b>	:	
<b>Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-4</b>	:	<b>COURT OF COMMON PLEAS</b>
	:	
	:	<b>CIVIL DIVISION</b>
vs.	:	
	:	<b>NO.: 2018-CV-1204</b>
<b>Richard J. Sorce</b>	:	


**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 Richard J. Sorce 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 Richard J. Sorce is over 18 years of age and resides at 423 East 11th Street and 425 East 11th Street, Berwick, PA 18603-2227.

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  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

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

Attorneys for Plaintiff

**Hsbc Bank USA, N.A., as Indenture Trustee for The Registered  
Noteholders of Renaissance Home Equity Loan Trust 2005-4,  
Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-4**  
Plaintiff

: COURT OF COMMON PLEAS  
:  
: CIVIL DIVISION  
:  
: NO.: 2018-CV-1204  
:  
:  
: COLUMBIA County  
:

v.

**Richard J. Sorce**  
Defendant(s)

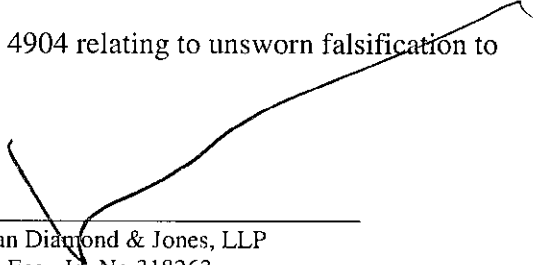
**CERTIFICATION**

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  
Peter Wapner, Esq., Id. No.318263  
Attorney for Plaintiff

### LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN pieces or parcels of land situate in the borough of Berwick, county of Columbia and state of Pennsylvania, bounded and described as follows to wit:

NO:1 beginning at a corner on east 11th street in the borough of Bernick; thence along lot no. 390, north 26 degrees west, 165 feet to the land of the estate of J.D. Thompson; thence along the same north 64 degrees ten minutes east; 47 feet to lot no. 392; thence along said lot south 26 degrees east, 165 feet to east 11th street aforesaid ; thence along 11th street south 64 degrees 10 minutes west, 49 feet to the place of beginning.

NO.2 beginning at a corner on east 11th street in the borough of Berwick; thence along lot no. 391 north 26 degrees west, 165 feet to land of the estate of J.D. Thompson; thence along the same north 64 degrees 10 minutes east 47 feet to lot no. 393; thence along said lot south 26 degrees east 165 feet to east 11th street aforesaid; thence along 11th street south 64 degrees 10 minutes aforesaid, thence along 11th street south 64 degrees 10minutes west 47 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN RICHARD J. SORCE, by Deed from FAYE COPE EXECUTRIX OF THE LAST WILL AND TESTAMENT OF DORA B. TREAS, Dated 10/15/1993, Recorded 10/18/1993, in Book 549, Page 1006.

Tax Parcel: 04A-10-012-00-000 and 04A-10-010-00-000

Premises Being: 425 EAST 11TH STREET, BERWICK, PA 18603-2227

# 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

Plaintiff

Hsbc Bank USA, N.A., as Indenture Trustee for The Registered Noteholders of Renaissance Home Equity Loan Trust 2005-4, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-4

No.: 2018-CV-1204

Defendant

Richard J. Sorce

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**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)

425 East 11th Street

Berwick, PA 18603-2227

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 XX Plaintiff

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

(215)563-7000

**SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE**

PLAINTIFF

Court Number

### RETURNED:

AFFIRMED and subscribed to before me this \_\_\_\_\_ day

of \_\_\_\_\_ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

PH # 1016664



## Document Receipt

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Trans #	14754	Carrier / service:	USPS Server	First-Class Mail®	11/27/2018 12:00:00 AM
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## Ship to:

DEPT OF HUMAN SERVICES

CASUALTY UNIT

P.O. BOX 8486 WILLOW OAK BUILDING

Tracking #: 71901140006000144312

Doc Ref #: 2018ED155

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	14755	Carrier / service:	USPS Server	First-Class Mail®	11/27/2018 12:00:00 AM
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## Ship to:

U.S. DEPT OF JUSTICE

ATTY FOR MIDDLE DIST.

FEDERAL BUILDING 228 WALNUT  
STREET

Tracking #: 71901140006000144329

SUITE 220 P.O. BOX 11754

Doc Ref #: 2018ED155

HARRISBURG PA 17108

Postage 5.4200

## Document Receipt

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Trans #	14752	Carrier / service:	USPS Server	First-Class Mail®	11/27/2018 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS  
ADMINISTRATION1150 FIRST AVENUE  
SUITE 1001

Tracking #:	71901140006000144299
Doc Ref #:	2018ED155
Postage	5.4200

KING OF PA 19406  
PRUSSIA

## Document Receipt

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Trans #	14753	Carrier / service:	USPS Server	First-Class Mail®	11/27/2018 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE  
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000144305

Doc Ref #: 2018ED155

Postage 5.4200

PHILADELPHIA PA 19106

## Document Receipt

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Trans #	14751	Carrier / service:	USPS Server	First-Class Mail®	11/27/2018 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC  
WELFARE

PO BOX 8016

Tracking #: 71901140006000144282

Doc Ref #: 2018ED155

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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## Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000144275

Doc Ref #: 2018ED155

Postage 5.4200

HARRISBURG PA 17128

## Document Receipt

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Trans #	14749	Carrier / service:	USPS Server	First-Class Mail®	11/27/2018 12:00:00 AM
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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000144268

Doc Ref #: 2018ED155

Postage 5.4200

HARRISBURG PA 17105

## Document Receipt

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Trans #	14748	Carrier / service:	USPS Server	First-Class Mail®	11/27/2018 12:00:00 AM
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Ship to:

IRS

INTERNAL REVENUE OF  
JUSTICE1000 LIBERTY AVENUE  
SUITE 220

Tracking #:	71901140006000144251
Doc Ref #:	2018ED155
Postage	5.4200

PITTSBURGH PA 15222



Document Receipt

Trans #	14748	Carrier / service:	USPS Server	First-Class Mail®	11/27/2018 12:00:00 AM
<hr/>					
Ship to:					
IRS		INTERNAL REVENUE OF JUSTICE			
1000 LIBERTY AVENUE		Tracking #:		71901140006000144251	
SUITE 220		Doc Ref #:		2018ED155	
PITTSBURGH PA 15222		Postage		5.4200	

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

TD Bank, NA  
3-180/360

001744499

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE  
11/19/2018

AMOUNT  
\*\*\*\*\*\$1,350.00

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

SZR (1016664) 425 EAST 11TH STREET (2018-CV-1204)

AUTHORIZED SIGNATURE

*Travis S. Hallinan*

⑈001744499⑈ ⑆036001808⑆ 361508666⑈

Security Features included.

Details on back.