

SHERIFF'S SALE COST SHEET

Courtyards vs. Whelan
 NO. 57-08 ED NO. 279-08 JD DATE/TIME OF SALE Street

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>10.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>8.00</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>10.00</u>	
TOTAL *****		\$ <u>353.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>936.36</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1061.36</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$	
TOTAL *****		\$ <u>-0-</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>110.00</u>	
MISC.	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$1584.86
1350.00
\$250.86

SHERIFF'S SALE COST SHEET

Countywide vs. Whelan
NO. 57-08 ED NO. 279-08 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$195.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$46.50
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$8.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$6.50
NOTARY	\$10.00
TOTAL *****	\$353.50

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$936.36
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$1086.36

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL *****	\$ -0-

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$5.00
TOTAL *****	\$5.00

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL *****	\$ -0-

SURCHARGE FEE (DSTE)	\$140.00
MISC.	\$
TOTAL *****	\$ -0-

TOTAL COSTS (OPENING BID) \$1584.86
1350.00
Due \$234.86

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

CHECK NO
726665

DATE	AMOUNT
08/27/2008	*****234.86

Pay TWO HUNDRED THIRTY FOUR AND 86/100 DOLLARS

To The Order Of
Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Travis S. Hallinan

Void after 180 days

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

⑈ 7 2 6 6 6 5 ⑈ ⑆ 0 3 6 0 0 1 8 0 8 ⑆ 3 6 ⑆ 5 0 8 6 6 6 6 ⑈

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

570-389-5622

Fax: 570-389-5625

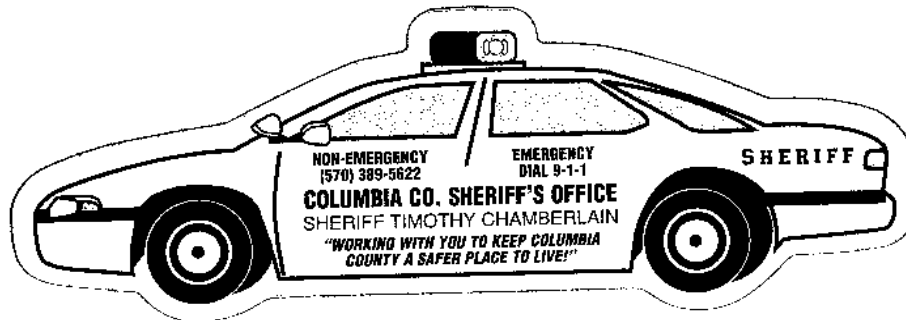
TO: Lynnette Bittan

FAX NUMBER: _____

FROM: Tim Chamberlain

NUMBER OF PAGES: 2

**IF YOU HAVE QUESTIONS OR CAN NOT READ THE FOLLOWING PAGES
PLEASE CONTACT OUR OFFICE. THANK YOU.**



Phelan Hallinan & Schmieg, L.L.P.
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 and New Jersey

Forsclosure Manager

August 27, 2008

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

Attn: Real Estate Department

Fax Number: 570-389-5625

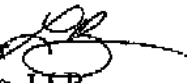
Re: COUNTRYWIDE HOME LOANS, INC. v.
 RONALD WHELAN
 2810 OLD BERWICK ROAD BLOOMSBURG, PA 17815
 Court No. 2008-CV-279

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for August 27, 2008 due to the following: PER CLIENT.

Please return the original Writ of Execution to the Prothonotary as soon as possible.

Thank you for your correspondence in this matters.

Very Truly Yours,
 LYNNETTE BRITTON for 
 Phelan Hallinan & Schmieg, LLP

SHERIFF'S SALE COST SHEET

Countrywide Home Loans vs. Ronald Whelan
 NO. 57-08 ED NO. 279-08 JD DATE/TIME OF SALE 7-30-08 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>46.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>8.00</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>10.00</u>	
TOTAL *****		\$ <u>438.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>736.36</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1161.36</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>41.50</u>	
TOTAL *****		\$ <u>51.50</u>

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

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>1643.32</u>	
WATER 20	\$ <u>?</u>	
TOTAL *****		\$ <u>1643.32</u>

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

TOTAL COSTS (OPENING BID) \$ 3431.68

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

Countywide Home Loans vs Ronald Whelan

NO. 57-08 ED NO. 279-08 JD

DATE/TIME OF SALE: 7-30-08 0900

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street
Bloomsburg, Pennsylvania 17815

Phone (570) 784-6639 • Fax (570) 784-6553

August 19, 2008

Sheriff of Columbia County
Attention: Timothy T. Chamberlain
Court House – PO Box 380
Bloomsburg, PA 17815

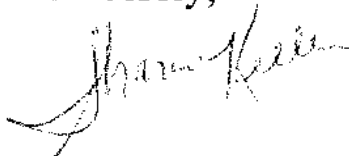
Reference: Docket# 57ED2008 JD# 279JD2008
Ronald Whelan - 2810 Old Berwick Road

Dear Tim:

Scott Township Authority has “Past Due” and current User Fees for Mr. Whelan at the property in question for the sale, which now is to take place on August 27, 2008 in the amount of \$1,643.32. The balance in question is the amount due up to and including August 27, 2008.

Per my phone call with your office, the sale was changed from July 30, 2008 to August 27, 2008

Sincerely,



Sharon Keller
Administrative Assistant

cc: File

Phelan Hallinan & Schmieg, L.L.P.
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 and New Jersey

Foreclosure Manager

July 30, 2008

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: COUNTRYWIDE HOME LOANS, INC. v.
RONALD WHELAN
2810 OLD BERWICK ROAD BLOOMSBURG, PA 17815
Court No. 2008-CV-279

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for July 30, 2008 due to the following: Per Client.

The Property is to be relisted for the August 27, 2008 Sheriff Sale.

Thank you for your correspondence in this matters.

Very Truly Yours,
PETER TREMPER for
Phelan Hallinan & Schmieg, LLP

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

Foreclosure Manager

Representing Lenders in
Pennsylvania and New Jersey

July 29, 2008

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: COUNTRYWIDE HOME LOANS, INC. v.
RONALD WHELAN
2810 OLD BERWICK ROAD BLOOMSBURG, PA 17815
Court No. 2008-CV-279

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for July 30, 2008 due to the following: Per Client.

The Property is to be relisted for the next available Sheriff Sale. Please advise our office of the new sale date once set.

Thank you for your correspondence in this matters.

Very Truly Yours,
KEVIN OLINGER for
Phelan Hallinan & Schmieg, LLP

FAX

To: Real Estate Dept.

Company:

Fax: 1-570-389-5625

Phone:

From: Kevin Olinger

Fax:

Phone: 215-563-7000 ext. 1365

E-mail:

NOTES:

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee

B. Received by (Printed Name) *[Signature]* Date of Delivery *4/10/08*

C. Date of Delivery *4/10/08*

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes No

7007 0710 0002 4094 7181 7007 0710 0002 4094 7181

Domestic Return Receipt 102595-02-M-1540 the Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee

B. Received by (Printed Name) *[Signature]* Date of Delivery *4/10/08*

C. Date of Delivery *4/10/08*

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes No

7007 0710 0002 4094 7143 7007 0710 0002 4094 7143

Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee

B. Received by (Printed Name) *[Signature]* Date of Delivery *4/10*

C. Date of Delivery *4/10*

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes No

7007 0710 0002 4094 7204 7007 0710 0002 4094 7204

Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee

B. Received by (Printed Name) *[Signature]* Date of Delivery *APR 09 2008*

C. Date of Delivery *APR 09 2008*

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes No

7007 0710 0002 4094 7298 7007 0710 0002 4094 7298

Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee

B. Received by (Printed Name) *[Signature]* Date of Delivery *APR 09 2008*

C. Date of Delivery *APR 09 2008*

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes No

7007 0710 0002 4094 7167 7007 0710 0002 4094 7167

Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee

B. Received by (Printed Name) *[Signature]* Date of Delivery *APR 09 2008*

C. Date of Delivery *APR 09 2008*

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes No

7007 0710 0002 4094 7204 7007 0710 0002 4094 7204

Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee

B. Received by (Printed Name) *[Signature]* Date of Delivery *4/10/08*

C. Date of Delivery *4/10/08*

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee

B. Received by (Printed Name) *[Signature]* Date of Delivery *4/10/08*

C. Date of Delivery *4/10/08*

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

WELFARE

JRIFE SAIR

Janie C. Ginn

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street
Bloomsburg, Pennsylvania 17815

Phone (570) 784-6639 • Fax (570) 784-6553

July 16, 2008

Sheriff of Columbia County
Attention: Timothy T. Chamberlain
Court House – PO Box 380
Bloomsburg, PA 17815

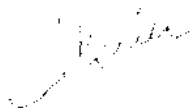
Reference: Docket# 57ED2008 JD# 279JD2008
Ronald Whelan - 2810 Old Berwick Road

Dear Tim:

Scott Township Authority has "Past Due" and current User Fees for Mr. Whelan at the property in question for the sale, which is to take place on July 30, 2008 for \$1,540.71. The balance in question is the amount due up to and including July 30, 2008.

Per phone call this sale was changed from June 25, 2008 to July 30, 2008

Sincerely,



Sharon Keller
Administrative Assistant

cc: File

Phelan Hallinan & Schmieg, L.L.P.
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 and New Jersey**

Foreclosure Manager

June 24, 2008

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

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: COUNTRYWIDE HOME LOANS, INC. v.
RONALD WHELAN
2810 OLD BERWICK ROAD BLOOMSBURG, PA 17815
Court No. 2008-CV-279

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for June 25, 2008 due to the following: Per Client.

The Property is to be relisted for the July 30, 2008 Sheriff Sale.

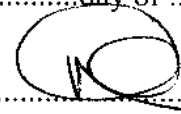
Thank you for your correspondence in this matters.

Very Truly Yours,
PETER TREMPER for
Phelan Hallinan & Schmieg, LLP

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry 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 June 4, 11, 18, 2008 as printed and published; 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 before me this 18th day of June 2008.

.....


(Notary Public)

My commission expires.....
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

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.

.....

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

COUNTRYWIDE HOME LOANS, INC.

VS.

RONALD WHELAN

WRIT OF EXECUTION #57 OF 2008 ED

POSTING OF PROPERTY

May 21, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF RONALD WHELAN AT 2810 OLD BERWICK ROAD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

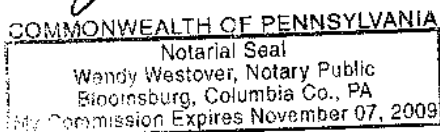
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 21ST DAY OF MAY 2008



PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Automated Attendant # 215-320-0007 ext 1365

Operated Assisted # 215-563-7000 ext 1365

Fax # 215-563-7009

Kevin.olinger@fedphe.com

May 21, 2008

Office of the Sheriff
COLUMBIA County Courthouse

RE: COUNTRYWIDE HOME LOANS, INC.
V. RONALD WHELAN
COLUMBIA COUNTY, NO. 2008-CV-279

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

*******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.*******

Yours truly,


Kevin Olinger
For PHELAN HALLINAN & SCHMIEG, LLP

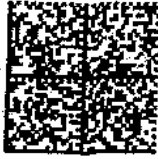
*****PROPERTY IS LISTED FOR THE 06/25/08 SHERIFF'S SALE.*****

Name and Address of Sender

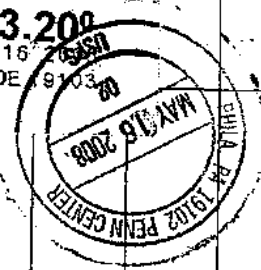
PHELAN HALLINAN & SCHMIEG LLC
 ONE PENN CENTER, PLAZA, SUITE 1400
 PHILADELPHIA, PA 19103-1814

SUPPORT TEAM

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 2810 OLD BERWICK ROAD BLOOMSBURG, PA 17815		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
4		MERS AS A NOMINEE FOR MORTGAGE LENDERS NETWORK USA, INC. P.O. BOX 2026 FLINT, MI 48501-2026		
5		MERS AS A NOMINEE FOR MORTGAGE LENDERS NETWORK USA, INC. 213 COURT STREET MIDDLETOWN, CT 06457		
6		ADMINISTRATION OF THE SMALL BUSINESS ADMINISTRATION, AN AGENCY 801 TOM MARTIN DRIVE, SUITE 120 BIRMINGHAM, AL 35211		
7		SCOTT TOWNSHIP/ESPY 350 TENNY STREET BLOOMSBURG, PA 178815		
8		M & T SERVICES, LLC 4001 SCHOOLHOUSE LAND, P.O. BOX 219 CENTER VALLEY, PA 18034		
9				
10				
11		RE-RONALD WHELAN PHS #172039. TEAM 3/LAB		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		
		Postmaster, Per (Name of Receiving Employee)		



UNITED STATES POSTAGE
 PITNEY BOWES
 02 1M \$ 03.20
 0004218010 MAY 16
 MAILED FROM ZIP CODE 9103



COUNTRYWIDE HOME LOANS, INC.

vs.

RONALD WHELAN

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
:
: NO. 2008-CV-279

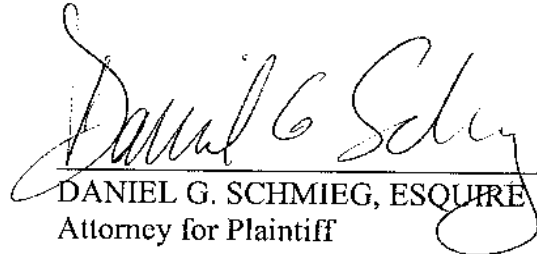
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **COUNTRYWIDE HOME LOANS, INC.** hereby verify that true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: May 21, 2008



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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

NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**MERS as a nominee for Mortgage
Lenders Network USA, Inc.** P.O. Box 2026
Flint, MI 48501-2026

**MERS as a nominee for Mortgage
Lenders Network USA, Inc.** 213 Court Street
Middletown, CT 06457

**Administration of the Small Business
Administration, an Agency** 801 Tom Martin Drive, Suite 120
Birmingham, AL 35211

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

NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so 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 LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

NONE

7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:

NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

TENANT/OCCUPANT 2810 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

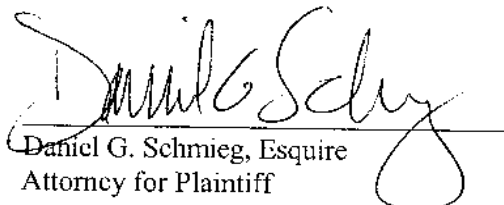
DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA P.O. BOX 2675
DEPARTMENT OF WELFARE HARRISBURG, PA 17105

SCOTT TOWNSHIP/ESPY 350 Tenny Street
Bloomsburg, PA 17815

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

May 16, 2008
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 794-6300

COUNTRYWIDE HOME LOANS, INC.

Docket # 57ED2008

VS

MORTGAGE FORECLOSURE

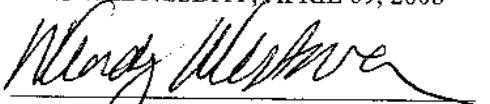
RONALD WHELAN

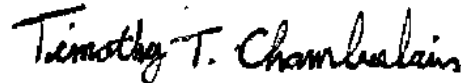
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, APRIL 09, 2008, AT 9:35 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON RONALD WHELAN AT 2810 OLD BERWICK ROAD, BLOOMSBURG BY HANDING TO RONALD WHELAN, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

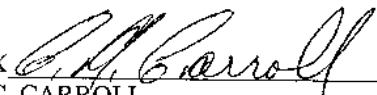
SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, APRIL 09, 2008


NOTARY PUBLIC



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wandy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

X 
C. CARROLL
DEPUTY SHERIFF

SCOTT TOWNSHIP AUTHORITY

350 Tenny Street
Bloomsburg, Pennsylvania 17815

Phone (570) 784-6639 • Fax (570) 784 6553

April 30, 2008

Sheriff of Columbia County
Attention: Timothy T. Chamberlain
Court House – PO Box 380
Bloomsburg, PA 17815

Reference: Docket# 57ED2008 JD# 279JD2008
 Ronald Whelan
 2810 Old Berwick Road

Dear Tim:

Scott Township Authority has “Past Due” and current User Fees for Mr. Whelan at the property in question for the sale, which is to take place on June 25, 2008 for \$1,485.21. The balance in question is the amount due up to and including June 25, 2008

Sincerely,



Sharon Keller
Administrative Assistant

cc: File

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/4/2008

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 57ED2008

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT RONALD WHELAN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
RONALD WHELAN
2810 OLD BERWICK ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON RONALD WHELAN

RELATIONSHIP DEF IDENTIFICATION _____

DATE 4/09/08 TIME 0935 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA POB ___ POE ___ CCSO ___
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
 C. CORPORATION MANAGING AGENT
 D. REGISTERED AGENT
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
1	4/4/08	0935	T. Chamberlain	Not Found

DEPUTY B. J. Carroll DATE 04/09/08

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/4/2008

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 57ED2008

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT RONALD WHELAN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
SCOTT SEWER
TENNY STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON SHARON KELLER

RELATIONSHIP OFFICE CLERK IDENTIFICATION _____

DATE 04/09/08 TIME 0945 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

- TYPE OF SERVICE:
- A. PERSONAL SERVICE AT POA ___ POB ___ POE ___ CCSO ___
 - B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
 - C. CORPORATION MANAGING AGENT
 - D. REGISTERED AGENT
 - E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

OTHER (SPECIFY) SERVED ON CLERK AT
SEWER AUTH OFFICE

ATTEMPTS DATE	TIME	OFFICER	REMARKS

DEPUTY *C. M. Carroll* DATE 04/09/08

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 04/08/2008

Fee: \$5.00

Cert. NO: 4455

WHELAN RONALD
2810 OLD BERWICK ROAD
BLOOMSBURG PA 17815

District: SCOTT TWP
Deed: 20051 -0452
Location: OLD BERWICK ROAD
Parcel Id:31 -3C3-006-00,000

Assessment: 37,952
Balances as of 04/08/2008

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE						
------------------------	--	--	--	--	--	--

By: Timothy T. Chamberlain, Sheriff Per: dm.

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/4/2008

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 57ED2008

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT RONALD WHELAN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN COLE

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____


DATE 4-8-8 TIME 0910 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ___ POB POE ___ CCSO ___
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
 C. CORPORATION MANAGING AGENT
 D. REGISTERED AGENT
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY  DATE 4-8-8

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/4/2008

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 57ED2008

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT RONALD WHELAN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
H. JAMES HOCK-TAX COLLECTOR
2626 OLD BERWICK ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Dropped in MAIL Box

RELATIONSHIP _____ IDENTIFICATION _____

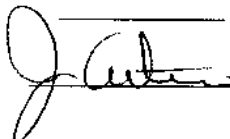
DATE 4-7-8 TIME 1510 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

- TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ___ POB POE ___ CCSO ___
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
 C. CORPORATION MANAGING AGENT
 D. REGISTERED AGENT
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY  DATE 4-7-8

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/4/2008

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 57ED2008

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT RONALD WHELAN
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

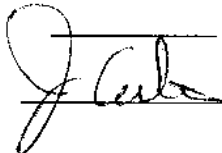
DATE 4-8-7 TIME 0800 MILEAGE _____ OTHER _____

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

- TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ___ POB POE ___ CCSO ___
 B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
 C. CORPORATION MANAGING AGENT
 D. REGISTERED AGENT
 E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY  DATE 4-8-7

REAL ESTATE OUTLINE

ED # 57-08

DATE RECEIVED 4-4-08
DOCKET AND INDEX 4-7-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WATCHMAN RELEASE FORM	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>680997</u>

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

SALE DATE	<u>June 25, 08</u>	TIME <u>0900</u>
POSTING DATE	<u>May 21, 08</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>June 4</u>
	2 ND WEEK	<u>11</u>
	3 RD WEEK	<u>18, 08</u>

SHERIFF'S SALE

WEDNESDAY JUNE 25, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 57 OF 2008 ED AND CIVIL WRIT NO. 279 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece, parcel and lot of land situate in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner on the division line between Lots No.4 and 5, being a point eight feet ten inches South of the southern line of the concrete highway (Main Street), in line of land now or formerly of Roland Miller and Martha Miller, his wife; thence along the southern line of Main Street, north 67 degrees 30 minutes east and 100 feet to an iron pin in line of land now or formerly of Thomas Hartman and Elaine Hartman, his wife, thence along said Hartman lands, south 22 degrees 30 minutes east 440 feet more or less, to the low water mark of the Susquehanna River, thence in a southwesterly direction along the low water mark of the Susquehanna River, 100 feet more or less to a point in line of land now or formerly of the said Roland Miller, et ux, being the southwest corner of Lot No. 5; thence along said Miller land, North 22 degrees 30 minutes west 452.3 feet to an iron pin on the southern line of Main Street, the place of beginning. BEING Lots No. 5 and 6.

SUBJECT, NEVERTHELESS, to the reservations and restriction that no building or porch shall be erected on said lots within 40 feet from the southern line of the concrete highway slab.

A brick dwelling house, garage and additional improvements are erected upon said three lots of land, herein described as one tract.

BEING THE SAME PREMISES conveyed to Danielle E. Ferro by Deed of John P. Lusk, Unmarried, dated July 18, 2003, recorded in the Office of the Recorder of Deeds in and for Columbia County as Instrument No. 200309663 on August 1, 2003. Danielle E. Ferro subsequently married Richard S. Rock, Jr. land is now known as Danielle F. Rock. Richard S. Rock, Jr. joins in this conveyance to transfer any and all interest he may have in the within described premises. PARCEL IDENTIFICATION NO: 31-3C-006-00,000

TITLE TO SAID PREMISES IS VESTED IN Ronald Whelan, by Deed from Danielle E. Ferro, now by marriage Danielle F. Rock and Richard S. Rock, Jr., her husband, dated 09/12/2005, recorded 09/27/2005, in Deed Mortgage Inst# 200510452.

Premises being: 2810 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

Tax Parcel #31-3C-006-00,000

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 (8) days after the sale is 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 either to 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 a default all sums paid by 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.

Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

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Premises being: 2810 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

Tax Parcel #31-3C-006-00,000

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Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY JUNE 25, 2008 AT 9:00 AM

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Premises being: 2810 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

Tax Parcel #31-3C-006-00,000

TERMS OF SALE

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Plaintiff's Attorney
Daniel G. Schmiege
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and Rule 3257

COUNTRYWIDE HOME LOANS,
INC.

vs.

RONALD WHELAN

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2008-CV-279 Term 200

2008-ED-57

WRIT OF EXECUTION
(Mortgage Foreclosure)

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: 2810 OLD BERWICK ROAD, BLOOMSBURG, PA 17815
(See Legal Description attached)

Amount Due	\$132,625.47
Additional Fees and Costs	\$1,643.50
Interest from 3/27/08 to Sale at \$21.80per diem	\$.....and costs.

Tamie B. Keiner

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

Dated 4/4/08

(SEAL)

DESCRIPTION

ALL that certain piece, parcel and lot of land situate in the Township of Scott, County of Columbia and Sate of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner on the division line between Lots No. 4 and 5, being a point eight feet ten inches South of the southern line of the concrete highway (Main Street), in line of land now or formerly of Roland Miller and Martha Miller, his wife; thence along the southern line of Main Street, north 67 degrees 30 minutes east and 100 feet to an iron pin in line of land now or formerly of Thomas Hartman and Elaine Hartman, his wife, thence along said Hartman lands, south 22 degrees 30 minutes east 440 feet more or less, to the low water mark of the Susquehanna River, thence in a southwesterly direction along the low water mark of the Susquehanna River, 100 feet more or less to a point in line of land now or formerly of the said Roland Miller, et ux, being the southwest corner of Lot No. 5; thence along said Miller land, North 22 degrees 30 minutes west 452.3 feet to an iron pin on the southern line of Main Street, the place of beginning. BEING Lots No. 5 and 6.

SUBJECT, NEVERTHELESS, to the reservations and restriction that no building or porch shall be erected on said lots within 40 feet from the southern line of the concrete highway slab.

A brick dwelling house, garage and additional improvements are erected upon said three lots of land, herein described as one tract.

BEING THE SAME PREMISES conveyed to Danielle E. Ferro by Deed of John P. Lusk, Unmarried, dated July 18, 2003, recorded in the Office of the Recorder of Deeds in and for Columbia County as Instrument No. 200309663 on August 1, 2003. Danielle E. Ferro subsequently married Richard S. Rock, Jr. land is now known as Danielle F. Rock. Richard S. Rock, Jr. joins in this conveyance to transfer any and all interest he may have in the within described premises.

PARCEL IDENTIFICATION NO: 31-3C-006-00,000

TITLE TO SAID PREMISES IS VESTED IN Ronald Whelan, by Deed from Danielle E. Ferro, now by marriage Danielle F. Rock and Richard S. Rock, Jr., her husband, dated 09/12/2005, recorded 09/27/2005, in Deed Mortgage Inst# 200510452.

Premises being: 2810 OLD BERWICK ROAD, BLOOMSBURG, PA 17815
Tax Parcel #31-3C-006-00,000

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.
7105 CORPORATE DRIVE
PLANO, TX 75024

Plaintiff,

v.

RONALD WHELAN
2810 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Defendant(s).

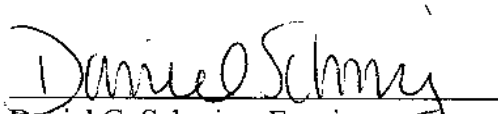
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
: NO. 2008-CV-279
: 2008-ED-57
: :
: :
: :

CERTIFICATION

Daniel G. Schmieg, Esquire hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

- an FHA Mortgage
- non-owner occupied
- vacant
- Act 91 procedures have been fulfilled

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


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center Plaza
1617 JFK Boulevard, Ste.1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2008-CV-279**
: *2008-ED-57*
:

vs.

RONALD
WHELAN

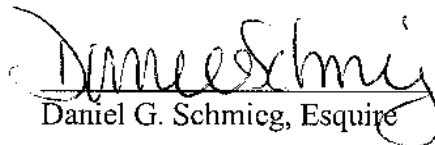
VERIFICATION OF NON-MILITARY SERVICE

Daniel G. Schmieg, Esquire, hereby verifies that he 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(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant RONALD WHELAN is over 18 years of age and resides at **2810 OLD BERWICK ROAD, BLOOMSBURG, PA 17815.**

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


Daniel G. Schmieg, Esquire

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center Plaza
1617 JFK Boulevard, Ste.1400
Philadelphia, PA 19103
(215) 320-0007

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
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: CIVIL DIVISION
:
: NO. 2008-CV-279
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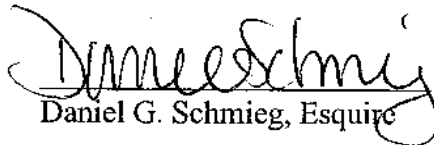
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This statement is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.


Daniel G. Schmieg, Esquire

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

NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**MERS as a nominee for Mortgage
Lenders Network USA, Inc.** P.O. Box 2026
Flint, MI 48501-2026

**MERS as a nominee for Mortgage
Lenders Network USA, Inc.** 213 Court Street
Middletown, CT 06457

**Administration of the Small Business
Administration, an Agency** 801 Tom Martin Drive, Suite 120
Birmingham, AL 35211

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

NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so 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 LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

NONE

7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:

NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

TENANT/OCCUPANT 2810 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

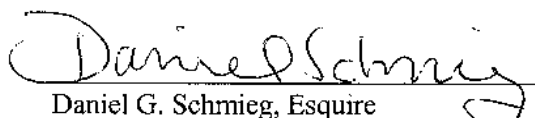
**DOMESTIC RELATIONS OF
COLUMBIA COUNTY** COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE** P.O. BOX 2675
HARRISBURG, PA 17105

SCOTT TOWNSHIP/ESPY 350 Tenny Street
Bloomsburg, PA 17815

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

March 31, 2008
Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

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

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NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

NONE

7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:

NAME LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

TENANT/OCCUPANT **2810 OLD BERWICK ROAD
BLOOMSBURG, PA 17815**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY** **COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
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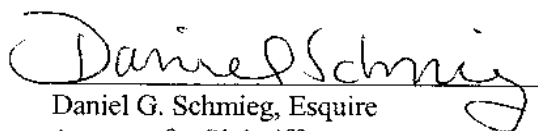
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Attorney for Plaintiff

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7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:

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TENANT/OCCUPANT 2810 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
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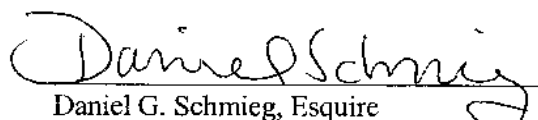
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DEPARTMENT OF WELFARE HARRISBURG, PA 17105

SCOTT TOWNSHIP/ESPY 350 Tenny Street
Bloomsburg, PA 17815

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March 31, 2008

Date


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.
7105 CORPORATE DRIVE
PLANO, TX 75024

Plaintiff,

v.

RONALD WHELAN
2810 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Defendant(s).

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2008-CV-279**
: *2008-ED-57*
:
:
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: RONALD WHELAN
2810 OLD BERWICK ROAD
BLOOMSBURG, PA 17815

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **2810 OLD BERWICK ROAD, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$132,625.47** obtained by **COUNTRYWIDE HOME LOANS, INC.**, (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 cancelled if you pay to the Mortgagee, **COUNTRYWIDE HOME LOANS, INC.**, 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.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below 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 a 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 real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on_____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

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

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

DESCRIPTION

ALL that certain piece, parcel and lot of land situate in the Township of Scott, County of Columbia and Sate of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner on the division line between Lots No. 4 and 5, being a point eight feet ten inches South of the southern line of the concrete highway (Main Street), in line of land now or formerly of Roland Miller and Martha Miller, his wife; thence along the southern line of Main Street, north 67 degrees 30 minutes east and 100 feet to an iron pin in line of land now or formerly of Thomas Hartman and Elaine Hartman, his wife, thence along said Hartman lands, south 22 degrees 30 minutes east 440 feet more or less, to the low water mark of the Susquehanna River, thence in a southwesterly direction along the low water mark of the Susquehanna River, 100 feet more or less to a point in line of land now or formerly of the said Roland Miller, et ux, being the southwest corner of Lot No. 5; thence along said Miller land, North 22 degrees 30 minutes west 452.3 feet to an iron pin on the southern line of Main Street, the place of beginning. BEING Lots No. 5 and 6.

SUBJECT, NEVERTHELESS, to the reservations and restriction that no building or porch shall be erected on said lots within 40 feet from the southern line of the concrete highway slab.

A brick dwelling house, garage and additional improvements are erected upon said three lots of land, herein described as one tract.

BEING THE SAME PREMISES conveyed to Danielle E. Ferro by Deed of John P. Lusk, Unmarried, dated July 18, 2003, recorded in the Office of the Recorder of Deeds in and for Columbia County as Instrument No. 200309663 on August 1, 2003. Danielle E. Ferro subsequently married Richard S. Rock, Jr. land is now known as Danielle F. Rock. Richard S. Rock, Jr. joins in this conveyance to transfer any and all interest he may have in the within described premises.

PARCEL IDENTIFICATION NO: 31-3C-006-00,000

TITLE TO SAID PREMISES IS VESTED IN Ronald Whelan, by Deed from Danielle E. Ferro, now by marriage Danielle F. Rock and Richard S. Rock, Jr., her husband, dated 09/12/2005, recorded 09/27/2005, in Deed Mortgage Inst# 200510452.

Premises being: 2810 OLD BERWICK ROAD, BLOOMSBURG, PA 17815
Tax Parcel #31-3C-006-00,000

WAIVER OF WATCHMAN – Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

..... (SEAL)
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE Now, 20, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

..... (SEAL)
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL

Sheriff

Columbia County, Pa.

Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as

follows: COUNTRYWIDE HOME LOANS, INC. vs RONALD WHELAN and

The defendant(s) will be found at 2810 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

Daniel Schmitz Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description

DESCRIPTION

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(Attorney for Plaintiff(s))

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HARRY A. ROADARMEL

Sheriff

Columbia County, Pa.

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Tax Parcel #31-3C-006-00,000

SHERIFF'S RETURN

COUNTRYWIDE HOME LOANS, INC.

Plaintiff

vs.

RONALD WHELAN

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2008-CV-279 CD Term, 200__

WRIT

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 200__ at _____ O'Clock _____ m., served the within

_____ upon _____

at _____

_____ by handing to _____

_____ a true and correct copy of the original Notice of Sale and made known to _____

the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____

Sheriff

20, _____, See return endorsed hereon by Sheriff of

County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

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
COUNTRYWIDE HOME LOANS, INC.

Court Number
2008-CV-279

Defendant
RONALD WHELAN &

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)
2810 OLD BERWICK ROAD, BLOOMSBURG, PA 17815

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

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

NOW, _____, 200__, 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
_____ 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

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

DESCRIPTION

ALL that certain piece, parcel and lot of land situate in the Township of Scott, County of Columbia and Sate of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner on the division line between Lots No. 4 and 5, being a point eight feet ten inches South of the southern line of the concrete highway (Main Street), in line of land now or formerly of Roland Miller and Martha Miller, his wife; thence along the southern line of Main Street, north 67 degrees 30 minutes east and 100 feet to an iron pin in line of land now or formerly of Thomas Hartman and Elaine Hartman, his wife, thence along said Hartman lands, south 22 degrees 30 minutes east 440 feet more or less, to the low water mark of the Susquehanna River, thence in a southwesterly direction along the low water mark of the Susquehanna River, 100 feet more or less to a point in line of land now or formerly of the said Roland Miller, et ux, being the southwest corner of Lot No. 5; thence along said Miller land, North 22 degrees 30 minutes west 452.3 feet to an iron pin on the southern line of Main Street, the place of beginning. BEING Lots No. 5 and 6.

SUBJECT, NEVERTHELESS, to the reservations and restriction that no building or porch shall be erected on said lots within 40 feet from the southern line of the concrete highway slab.

A brick dwelling house, garage and additional improvements are erected upon said three lots of land, herein described as one tract.

BEING THE SAME PREMISES conveyed to Danielle E. Ferro by Deed of John P. Lusk, Unmarried, dated July 18, 2003, recorded in the Office of the Recorder of Deeds in and for Columbia County as Instrument No. 200309663 on August 1, 2003. Danielle E. Ferro subsequently married Richard S. Rock, Jr. land is now known as Danielle F. Rock. Richard S. Rock, Jr. joins in this conveyance to transfer any and all interest he may have in the within described premises.

PARCEL IDENTIFICATION NO: 31-3C-006-00,000

TITLE TO SAID PREMISES IS VESTED IN Ronald Whelan, by Deed from Danielle E. Ferro, now by marriage Danielle F. Rock and Richard S. Rock, Jr., her husband, dated 09/12/2005, recorded 09/27/2005, in Deed Mortgage Inst# 200510452.

Premises being: 2810 OLD BERWICK ROAD, BLOOMSBURG, PA 17815
Tax Parcel #31-3C-006-00,000

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PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
680997

676 33262208

DATE	AMOUNT
03/26/2008	*****1,350.00

Void after 180 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

To The Order Of
Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Travis S. Hallinan

RECEIVED 3-26-08
03/26/2008
PHILADELPHIA, PA

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

⑈680997⑈ ⑆036001808⑆36 150866 6⑈