

SHERIFF'S SALE COST SHEET

US Bank VS. Deborah & James Smith
 NO. 147-10 ED NO. 741-01 JD DATE/TIME OF SALE 100.00 / 010

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>300.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>68.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</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>25.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>576.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1055.14</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1280.14</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>95.00</u>	
TOTAL *****		\$ <u>105.00</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>629.09</u>	
TOTAL *****		\$ <u>629.09</u>

MUNICIPAL FEES DUE: Elect. 2124.35

SEWER 20	\$ <u>316.55</u>	
WATER 20	\$ <u>113.35</u>	
TOTAL *****		\$ <u>4414.25</u>

SURCHARGE FEE (DSTE)	\$ <u>25.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ _____

TOTAL COSTS (OPENING BID) \$ 11985.24

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

US Bank VS Phelan Hallinan + Schmieg

NO. 147-10 ED NO. 1921-09 JD

DATE/TIME OF SALE: 10/11/11 0900

BID PRICE (INCLUDES COST) \$ 6536.99

POUNDAGE - 2% OF BID \$ 130.74

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6536.99

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hallinan + Schmieg

Jerry L. Mull

TOTAL DUE: \$ 6536.99

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 5186.99

KNOW ALL MEN BY THESE PRESENTS,

That I, Timothy T. Chamberlain, Sheriff of the County of Columbia in the Commonwealth of Pennsylvania, for and in consideration of the sum of **SIXTY FIVE HUNDRED THIRTY-SIX DOLLARS and NINETY-NINE (\$ 6,536.99) CENTS**, in hand paid, the receipt whereof is hereby acknowledged, does hereby grant and convey to **U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO MORTGAGE LOAN TRUST 2007RNP1**, of 7360 South Kyrene Road Mail Stop T317, Tempe, AZ, 85283, its successors and assigns,

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

BEGINNING at a point on the southern side of Pfahler Street in line of land now or formerly of Karl Smith; thence in an easterly direction along the southern side of Pfahler Street ninety-six feet (96 feet), more or less, to a point in line of land now or formerly of Zenith M. Wintersteen and Lida Wintersteen, his wife, said point being twenty feet (20 feet) East of point on Pfahler Street Opposite the eastern wall of the building now or formerly of Harry M. Troy; thence direction along land now or formerly of the said Wintersteen fifty feet (50 feet), more or less, to a point in line of the right-of-way now or formerly of the S.H.W.R.R. Co.; thence in a westerly direction along the right-of-way of said S.H.W.R.R. Co., ninety-five feet (95 feet) to a point in line of land now or formerly of Karl Smith; thence in a northerly direction along land now or formerly of the said Karl Smith, one hundred eleven feet (111 feet), more or less, to a point on the southern side of Pfahler Street, the place of beginning.

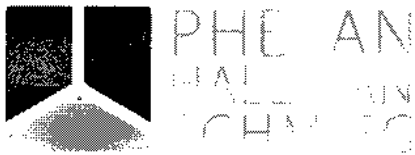
UNDER AND SUBJECT, to a drainage easement as specified in a deed from Donald H. Parks and Etta M. Parks, husband and wife, to Steven J. Bennett dated October 25, 1994 and recorded in Columbia County Record Book Volume, 582, Page 1057 for the mutual benefits of the parties thereto as noted in said deed.

Being the same premises which Donald H. Parks, joined by his wife, Cheryl V. Parks, Ronald L. Parks, Joined by his wife, Carla J. Parks and Sandra K. Parks, single, granted and conveyed to James L. Parks, Jr. and Deborah M. Parks, husband and wife, by deed dated April 19, 2005, recorded April 22, 2005, Instrument #200504094

Premises being: 622 Pfahler Street a/k/a 622 Phahier Street Catawissa, PA 17820
Tax Parcel No # 08-06-099

The same having been sold by me to the said Grantee on the 9th day of February, 2011, after due advertisement according to law, under and by virtue of a Writ of Execution #147- ED - 2010, issued on the 5th day of October, 2010, out of the Court of Common Pleas of the County of Columbia and Commonwealth of Pennsylvania as of Term 2009 Number 1921, at the suit of **U.S. Bank National Association For The Sasco Mortgage Loan Trust 2007- RNP1** against **Deborah M. Parks and James L. Parks, Jr.**

Bloomsburg, PA 17815
Phone: (570) 784-6770



Representing Lenders in
Pennsylvania and New Jersey

Suite 1400
1617 JFK Boulevard
Philadelphia, PA 19103-1814
215-563-7000
Fax: 215-567-0072
Patricia.singiser@fedphe.com

March 30, 2011

Office of the Sheriff
Columbia County Courthouse
5 West Main Street
Bloomsburg, PA 17815

Re: DEBORAH M. PARKS & JAMES L. PARKS, JR.
622 PFAHLER STREET A/K/A 622 PHAHIER STREET
CATAWISSA, PA 17820
No. 2009-CV-1921

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to the law firm of Phelan Hallinan & Schmieg, LLP as "attorney-on-the-writ," please prepare the Sheriff's Deed to **U.S. Bank, National Association, as Trustee for SASCO Mortgage Loan Trust 2007-RNP1** 7360 SOUTH KYRENE ROAD MAIL STOP T317, TEMPE, AZ, 85283. These instructions are to correct the Grantee name that was stated on the instructions previously sent to your office.

In addition, please find enclosed two (2) Statements of Value along with a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Very truly yours,

Patricia A. Singiser
On behalf of Phelan Hallinan & Schmieg, LLP

cc: GREEN TREE SERVICING LLC Account No. 219769

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) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A statement of value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name	Telephone Number:
PHELAN HALLINAN & SCHMIEG, LLP	
Suite 1400	Area Code (215) 563-7000
Street Address	City State Zip Code
One Penn Center at Suburban Station 1617 JFK Blvd.	Philadelphia PA 19103

B TRANSFER DATA

C. Date of Acceptance of Document

March 30, 2011

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Timothy T. Chamberlain - Sheriff Columbia County Courthouse	U.S. Bank, National Association, as Trustee for SASCO Mortgage Loan Trust 2007-RNP1
Street Address	Street Address
P.O. Box 380, 35 W. Main St.	7360 SOUTH KYRENE ROAD MAIL STOP T317
City State Zip Code	City State Zip Code
Bloomsburg PA 17815	TEMPE AZ 85283

D. REAL ESTATE LOCATION

Street Address	City, Township, Borough	
622 PFAHLER STREET A/K/A 622 PHAHIER STREET, CATAWISSA, PA 17820	BOROUGH OF CATAWISSA	
County	School District	Tax Parcel Number
COLUMBIA	BOROUGH OF CATAWISSA	08-06-099-00,000

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? Y N

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$6,408.81	+ -0-	= \$6,408.81
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$19,435.00	x 3.69	= \$ 71,715.15

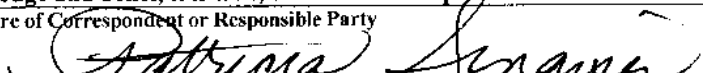
F. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed	1c. Percentage of Grantor's Interest Conveyed
100%	100%	100%

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession _____
(Name of Decedant) (Estate File Number)
- Transfer to trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from 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.)
- Transfers 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 a copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
(If condemnation or in lieu of condemnation, attach copy of resolution.)
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger 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 	Date: March 30, 2011
--	-------------------------

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE

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

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

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Name PHELAN HALLINAN & SCHMIEG, LLP		Telephone Number:	
Street Address One Penn Center at Suburban Station 1617 JFK Blvd.		Suite 1400	Area Code (215) 563-7000
City Philadelphia	State PA	Zip Code 19103	

B TRANSFER DATA

C. Date of Acceptance of Document

March 30, 2011

Grantor(s)/Lessor(s) Timothy T. Chamberlain - Sheriff Columbia County Courthouse			Grantee(s)/Lessee(s) U.S. Bank, National Association, as Trustee for SASCO Mortgage Loan Trust 2007-RNPI		
Street Address P.O. Box 380, 35 W. Main St.			Street Address 7360 SOUTH KYRENE ROAD MAIL STOP T317		
City Bloomsburg	State PA	Zip Code 17815	City TEMPE	State AZ	Zip Code 85283

D. REAL ESTATE LOCATION

Street Address 622 PFAHLER STREET A/K/A 622 PHAHIER STREET, CATAWISSA, PA 17820		City, Township, Borough BOROUGH OF CATAWISSA	
County COLUMBIA	School District BOROUGH OF CATAWISSA	Tax Parcel Number 08-06-099-00,000	

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? Y N

1. Actual Cash Consideration \$6,408.81	2. Other Consideration + -0-	3. Total Consideration = \$6,408.81
4. County Assessed Value \$19,435.00	5. Common Level Ratio Factor x 3.69	6. Fair Market Value = \$ 71,715.15


F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%	1c. Percentage of Grantor's Interest Conveyed 100%
--	--	--

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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 	Date: March 30, 2011
--	--------------------------------



Representing Lenders in
Pennsylvania and New Jersey

Suite 1400
1617 JFK Boulevard
Philadelphia, PA 19103-1814
215-563-7000 Ext 1246
Fax: 215-567-0072
erin.dormer@fedphe.com

February 24, 2011

Office of the Sheriff
Columbia County Courthouse
5 West Main Street
Bloomsburg, PA 17815

Re: DEBORAH M. PARKS & JAMES L. PARKS, JR.
622 PFAHLER STREET A/K/A 622 PHAHIER STREET
CATAWISSA, PA 17820
No. 2009-CV-1921

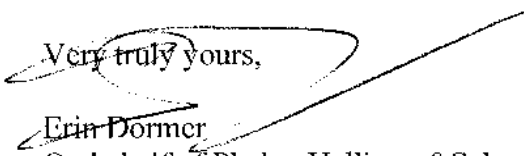
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In addition, please find enclosed two (2) Statements of Value along with a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

Very truly yours,


Erin Dormer

On behalf of Phelan Hallinan & Schmieg, LLP

cc: GREEN TREE SERVICING LLC Account No. 219769

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

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Name	Telephone Number:
PHELAN HALLINAN & SCHMIEG, LLP	Suite 1400
Street Address	Area Code (215) 563 5000
One Penn Center at Suburban Station 1617 JFK Blvd.	City Philadelphia State PA Zip Code 19103

B TRANSFER DATA	C. Date of Acceptance of Document February 24, 2011
Grantor(s)/Lessor(s) Timothy T. Chamberlain - Sheriff Columbia County Courthouse	Grantee(s)/Lessee(s) U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO MORTGAGE LOAN TRUST 2007-RNP1
Street Address P.O. Box 380, 35 W. Main St.	Street Address 7360 SOUTH KYRENE ROAD MAIL STOP T317
City Bloomsburg State PA Zip Code 17815	City TEMPE State AZ Zip Code 85283

D. REAL ESTATE LOCATION

Street Address 622 PFAHLER STREET A/K/A 622 PHAHIER STREET, CATAWISSA, PA 17820	City, Township, Borough BOROUGH OF CATAWISSA
County COLUMBIA	School District BOROUGH OF CATAWISSA
	Tax Parcel Number 08-06-099-00,000

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(If condemnation or in lieu of condemnation, attach copy of resolution.)
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- 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

Date:

February 24, 2011

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

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

TD BANK, N.A.
PHILADELPHIA, PA 19148

3-1800350

CHECK NO
1073481

Pay FIVE THOUSAND ONE HUNDRED EIGHTY SIX AND 99/100 DOLLARS

DATE	AMOUNT
03/24/2011	*****5,186.99

JMS 03/26/2011

Void after 180 days

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

Thomas S. Hallinan

⑆1073481⑆ ⑆036001808⑆36 150888 8⑆

ENTITY VENDOR
FAP Sheriff of Columbia Cou [SCOLU]

CHECK DATE CHECK NO.
24/2021 1073481

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
1073481	096286305	03/24/2021		019769	5,186.99	0.00	5,186.99
EJJ (219249) 89753139 PARKS, DESORAH							
<i>PAS</i>							
<i>147</i>							
<i>Settlement of Sheriff's Costs 2009-CV-1921</i>							
							5,186.99

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

County: 024

PARCEL ID: |

TAX YEAR: 2011

ALTERNATE ID:

EFFECTIVE DATE:

Year	Authority	Fund						
Delq Year	Bill Roll	Tax	Interest	Penalty	Other	Pending	Total Amount	
2010	PRIM	545.54	4.50	54.55	15.00		619.59	
Total:		545.54	4.50	54.55	15.00		619.59	

Interest for March
Tax Cert.

()

\$629.09
amount due
for March.

PO Box 380
Bloomsburg, PA 17815
Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**
TIMOTHY T. CHAMBERLAIN, SHERIFF

Fax

To: Patti From: Sheriff Timothy T. Chamberlain

Fax: Pages: 2

Phone: Date: 3/23/11

Re: Parks CC:

Urgent For Review Please Comment Please Reply Please Recycle

• Comments:

215-563-3826

TX RESULT REPORT

NAME :
TEL :
DATE : MAR.23.2011 11:11

SESSION	FUNCTION	NO.	DESTINATION STATION	DATE	TIME	PAGE	DURATION	MODE	RESULT
5295	TX	001	12155670072	MAR.23	11:11	000	00h00min00s	G3	NG
OOFF:REDIAL ALL FAIL									

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE
TIMOHTY T. CHAMBERLAIN, SHERIFF**

Fax

To: Patti **From:** Sheriff Timothy T. Chamberlain

Fax: **Pages:** 2

Phone: **Date:** 3/23/11

Re: Parks **CC:**

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

● **Comments:**

CRITERIA

Field	Beginning Value	Ending Value	And/Or
Doc Ref #	147ED2010		To
			To
			To
			To

RESULTS

From #	Ship To #	Company	Shipper	Doc Ref #	Ship Date	Carrier	Tracking No.	Planned	Smsup ID	PackageGrpID	AccountID
39302	39302	GMAC MORTGAGE, LLC	Sheriff	147ED2010	10/19/2010	POST	9171924291001000005193	1			
39303	39303	GMAC MORT. C/O ATTY UDREN	Sheriff	147ED2010	10/19/2010	POST	9171924291001000005209	1			
39304	39304	COMMONWEALTH OF PA	Sheriff	147ED2010	10/19/2010	POST	9171924291001000005216	1			
39305	39305	INTERNAL REVENUE SERVICE ADVISORY	Sheriff	147ED2010	10/19/2010	POST	9171924291001000005223	1			
39306	39306	US DEPT OF JUSTICE	Sheriff	147ED2010	10/19/2010	POST	9171924291001000005230	1			
39307	39307	COMMONWEALTH OF PA	Sheriff	147ED2010	10/19/2010	POST	9171924291001000005247	1			
39308	39308	DEPT OF PUBLIC WELFARE	Sheriff	147ED2010	10/19/2010	POST	9171924291001000005254	1			
39309	COB	COMMONWEALTH OF PENNSYLVANIA	Sheriff	147ED2010	10/19/2010	POST	9171924291001000005261	1			
39310	FAIR	OFFICE OF F.A.I.R.	Sheriff	147ED2010	10/19/2010	POST	9171924291001000005278	1			
39311	SBA	U.S. Small Business Administration	Sheriff	147ED2010	10/19/2010	POST	9171924291001000005285	1			
39312	IRS	INTERNAL REVENUE SERVICE	Sheriff	147ED2010	10/19/2010	POST	9171924291001000005292	1			

Records: 1 - 11 of 11



Date Produced: 11/08/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 5193. Our records indicate that this item was delivered on 11/02/2010 at 09:19 a.m. in BLOOMSBURG, PA, 17815. The scanned image of the recipient information is provided below.

Signature of Recipient:

A handwritten signature in cursive script that reads "Tom Rischenbach".

A second handwritten signature in cursive script, also reading "Tom Rischenbach".

Address of Recipient:

A handwritten address in cursive script that reads "PO Box 380".

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 147ED2010



Date Produced: 11/01/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 5209. Our records indicate that this item was delivered on 10/25/2010 at 08:36 a.m. in CHERRY HILL, NJ, 08034. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section	
✓	<i>G. R. Grelard</i>
I	G. R. GRELARD

Address of Recipient:

✓	<i>Box 5006 - Vidren</i>
---	--------------------------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 147ED2010



Date Produced: 10/25/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 5247. Our records indicate that this item was delivered on 10/21/2010 at 09:50 a.m. in HARRISBURG, PA. 17107. The scanned image of the recipient information is provided below.

Signature of Recipient:

A handwritten signature in black ink that reads "Elmer E. Shabby III".

A second handwritten signature in black ink that reads "Elmer E. Shabby III".

Address of Recipient:

A handwritten address line that reads "@ Dept of Rec".

A second handwritten address line that reads "1000 Penn".

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 147ED2010

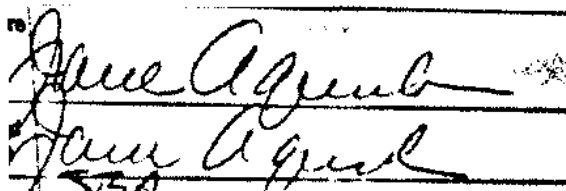


Date Produced: 10/25/2010

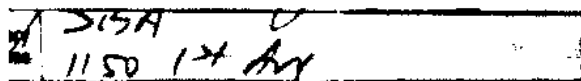
COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 5285. Our records indicate that this item was delivered on 10/22/2010 at 10:51 a.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

A scanned image of a handwritten signature, "James A. Grieb", written in black ink on a white background with horizontal lines. The signature is written in a cursive style.

Address of Recipient:

A scanned image of a handwritten address, "215A 1150 1st Ave", written in black ink on a white background with horizontal lines. The address is written in a cursive style.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 147ED2010



Date Produced: 10/25/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 5292. Our records indicate that this item was delivered on 10/22/2010 at 09:07 a.m. in PHILADELPHIA, PA, 19106. The scanned image of the recipient information is provided below.

Signature of Recipient:

[Handwritten signature]

[Handwritten initials]

Address of Recipient:

[Handwritten address]

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 147ED2010

Catawissa Water Authority

Borough of Catawissa
19 Schoolhouse Road
P. O. Box 54

Catawissa, PA 17820

Phone: 570-356-2172 Fax: 570-356-7695

February 7, 2011

Timothy T. Chamberlain
Sheriff of Columbia County
P. O. Box 380
Bloomsburg, PA 17815

RE: US Bank National Assn.... vs. Deborah M Parks & James L Parks, Jr.
Docket # 147ED2010 JD # 1921JD2009

Dear Sheriff Chamberlain:

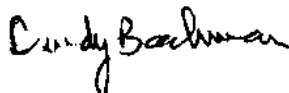
Following is the water utility amount owed to the Catawissa Water Authority by Deborah M Parks & James L Parks, Jr. for the property at 622 Pfahler St., Catawissa, PA.

The following is a summation of amount owed as of February 7, 2011:

Deborah M & James L Parks, Jr.	\$ 171.85
--------------------------------	-----------

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

STATE OF PENNSYLVANIA
 COUNTY OF COLUMBIA } SS

SHERIFF SALE

WEDNESDAY FEBRUARY 9, 2011 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 147 OF 2010 ED AND CIVIL WRIT NO. 1921 OF 2009 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 Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southern side of Pfahler Street in line of land now or formerly of Karl Smith; thence in an easterly direction along the southern side of Pfahler Street ninety-six feet (96 feet), more or less, to a point in line of land now or formerly of Zerith M. Wintersteen and Lida Wintersteen, his wife, said point being twenty feet (20 feet) East of point on Pfahler Street Opposite the eastern wall of the building now or formerly of Harry M. Troy; thence direction along land now or formerly of the said Wintersteen fifty feet (50 feet), more or less, to a point in line of the right-of-way now or formerly of the S.H.W.R.R. Co.; thence in a westerly direction along the right-of-way of said S.H.W.R.R. Co., ninety-five feet (95 feet) to a point in line of land now or formerly of Karl Smith; thence in a northerly direction along land now or formerly of the said Karl Smith, one hundred eleven feet (111 feet), more or less, to a point on the southern side of Pfahler Street, the place of beginning.

UNDER AND SUBJECT, to a drainage easement as specified in a deed from Donald H. Parks and Etta M. Parks, husband and wife, to Steven J. Bennett dated October 25, 1994 and recorded in Columbia County Record Book Volume, 582, Page 1057 for the mutual benefits of the parties thereto as noted in said deed.

TITLE TO SAID PREMISES VESTED IN JAMES L. PARKS, JR. AND DEBORAH M. PARKS, H/W, BY DEED FROM DONALD H. PARKS, JOINED BY HIS WIFE, CHERYL V. PARKS, RONALD L. PARKS, JOINED BY HIS WIFE, CARLA J. PARKS, AND SANDRA K. PARKS, SINGLE, DATED 4/19/2006 AND RECORDED 04/22/2006 IN INSTRUMENT NUMBER 200504094

Premises being: 622 Pfahler Street a/k/a 622 Pfahler Street Catawissa, PA 17820
 Tax Parcel No # 08-06-099

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 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 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.

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.

Plaintiff's Attorney
 Jaime McGuinness
 1617 JFK Blvd
 Philadelphia, PA 19103

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

law deposes and says that Press Enterprise is
 pal office and place of business at 3185
 umberia and State of Pennsylvania, and was
 is been published daily, continuously in said
 : attached notice January 19, 26 and February 2,
 s one of the officers or publisher or designated
 t in which legal advertisement was published;
 rested in the subject matter of said notice and
 : foregoing statement as to time, place, and

[Handwritten Signature]
 3rd day of February 2011
[Handwritten Signature]

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
 Dennis L. Ashenfelder, Notary Public
 Scott Twp., Columbia County
 My Commission Expires July 3, 2011
 Member, Pennsylvania Association of Notaries

I hereby certify that the advertising and
 ..for publishing the foregoing notice, and the

Phone: (570) 356-2561
(570) 356-2365

Fax: (570) 356 - 2794

CATAWISSA BOROUGH
P. O. BOX 44
307 MAIN STREET
CATAWISSA, PA 17820
Email: cataboro@verizon.net

Sheriff of Columbia County
Attn: Sheriff Timothy T. Chamberlain
Court House P.O. Box 380
Bloomsburg, PA 17815

Dear Sheriff Chamberlain,

Below is the amounts owed to the Catawissa Borough for electric and sewer for

1. DOCKET #4ED2010 James L. & Deborah M. Parks JD#1921JD2009

Electric amount owed	\$3,164.28
Sewer amount owed	<u>311.65</u>
Total amount owed	\$3,475.93

Thank you for your time and consideration.

Sincerely,

Kimberly Rhoades
Secretary

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

Michael Schoeniger
Legal Assistant

Representing Lenders in
Pennsylvania and New Jersey

Office of the Prothonotary
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

No.: 2009-CV-1921

Re: U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO MORTGAGE LOAN TRUST 2007-
RNP1 VS. DEBORAH M. PARKS, and JAMES L. PARKS, JR
No.: 2009-CV-1921

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.1 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

*****Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.*****

****Property is listed for the 02/09/2011 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,

Phelan Hallinan & Schmieg, LLP

By:

Michael Schoeniger, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION FOR THE : COLUMBIA COUNTY
SASCO MORTGAGE LOAN TRUST 2007-RNP1 :
Plaintiff, : COURT OF COMMON PLEAS
 :
v. : CIVIL DIVISION
 :
DEBORAH M. PARKS : No.: 2009-CV-1921
JAMES L. PARKS, JR :
Defendant(s) :

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

As required by Pa. R.C.P. 3129.1(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"

- Lawrence T. Phelan, Esq., Id. No. 32227
- Francis S. Hallinan, Esq., Id. No. 62695
- Daniel G. Schmieg, Esq., Id. No. 62205
- Michele M. Bradford, Esq., Id. No. 69849
- Judith T. Romano, Esq., Id. No. 58745
- Sheetal R. Shah-Jani, Esq., Id. No. 81760
- Jenine R. Davey, Esq., Id. No. 87077
- Lauren R. Tabas, Esq., Id. No. 93337
- Vivek Srivastava, Esq., Id. No. 202331
- Jay B. Jones, Esq., Id. No. 86657
- Peter J. Mulcahy, Esq., Id. No. 61791
- Andrew L. Spivack, Esq., Id. No. 84439
- Jaime McGuinness, Esq., Id. No. 90134
- Chrisovalante P. Fliakos, Esq., Id. No. 94620
- Joshua I. Goldman, Esq., Id. No. 205047
- Courtenay R. Dunn, Esq., Id. No. 206779
- Andrew C. Bramblett, Esq., Id. No. 208375
- Allison F. Wells, Esq., Id. No. 309519
Attorney for Plaintiff

Date: 11/10/11

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.

Name and Address of Sender



Pheban Hallinan & Schmieg, LLP
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza
 Philadelphia, PA 19103

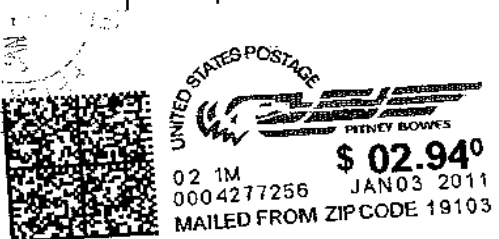
JOT/PAS - 2/9/2011 @ 9:00 AM SALE

Name of Addressee, Street, and Post Office Address

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 622 FAHLER STREET A/K/A 622 PHAHER STREET CATAWISSA, PA 17820		
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	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222		
5	****	U.S. Department of Justice U.S. Attorney for the Middle District of PA Federal Building, P.O. Box 11754 228 Walnut Street Harrisburg, PA 17108		
6		Department of Public Welfare TPL Casualty Unit Estate Recovery Program P.O. Box 8486 Willow Oak Building Harrisburg, PA 17105		
7		Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor, Strawberry Sq. Dept 280601, Harrisburg, PA 17128		
8				
9				
10				
11				
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster Per (Name of Receiving Employee)	

PHILADELPHIA MARKS (COLUMBIA) TEAM 3 PHS# 219769 PG 1 OF 2

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.



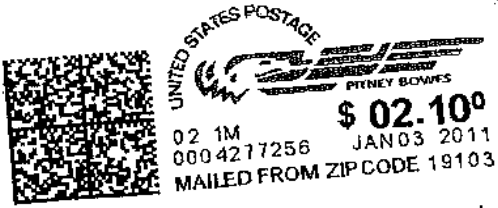
Name and Address of Sender

Phelean Hallinan & Schmiegel, LLP
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza
 Philadelphia, PA 19103

JOT/PAS - 2/9/2011 @ 9:00 AM SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	GMAC MORTGAGE, LLC C/O MARK J. UDREN, ESQUIRE, ET AL UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620		
2	****	GMAC MORTGAGE, LLC P.O. BOX 85071 SAN DIEGO, CA 92186-5071		
3	****	BOROUGH OF CATAWISSA C/O ANTHONY J. McDONALD, ESQUIRE 106 MARKET STREET BERWICK, PA 18603		
4	****	BOROUGH OF CATAWISSA 307 MAIN STREET CATAWISSA, PA 17820		
5	****	REMIT CORPORATION 36 WEST MAIN STREET BLOOMSBURG, PA 17815-1703		
6	****			
7	****			
8	****			
9	****			
10	****			
11	****			
12	****			
13	****			
14	****			
15	****	RE-DEBORAH M. PARKS (COLUMBIA) TEAM 3 PHS# 219769 PG 2 OF 2		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

The full declaration of value is required on all international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 S913 and S921 for limitations of coverage.



✓

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.

US BANK NA

VS.

DEBORAH & JAMES PARKS

WRIT OF EXECUTION #147 2010 ED

POSTING OF PROPERTY

January 5, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DEBORAH & JAMES PARKS AT 622 PFAILER STREET CATAWISSA
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF KRISTIE ROSPENDOWSKI.

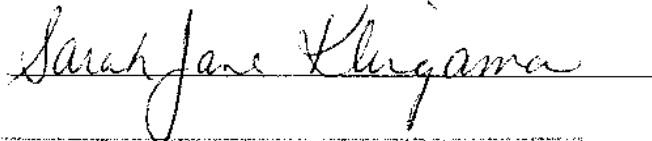
SO ANSWERS:


DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 5TH DAY OF JANUARY 2011



Notary Seal
SARAH JANE KURGAMA
Notary Public
State of Pennsylvania
My Commission Expires: 01/01/2012

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

U.S. BANK NATIONAL ASSOCIATION FOR	:	Court of Common Pleas
THE SASCO MORTGAGE LOAN TRUST 2007-	:	
RNP1	:	Civil Division
	:	
Plaintiff	:	COLUMBIA County
	:	
vs.	:	
	:	No.: 2009-CV-1921
DEBORAH M. PARKS	:	No.: 2010-ED-147
JAMES L. PARKS, JR	:	
	:	
Defendants	:	

ORDER

AND NOW, this 7 day of May, 2011 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$74,811.57
Interest Through February 9, 2011	\$11,288.89
Per Diem \$16.72	
Late Charges	\$86.31
Legal fees	\$1,675.00
Cost of Suit and Title	\$1,134.50
Sheriff's Sale Costs	\$1,688.98
Property Inspections/ Property Preservation	\$67.50
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium/	\$0.00
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$3,352.08
TOTAL	\$94,104.83

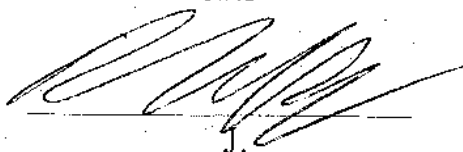
Plus interest from February 9, 2011 through the date of sale at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

2011 JAN - 7 P 11

PROTHONOTARY
FILED

BY THE COURT



Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

Julie Sanders
Legal Assistant, Ext. 1253

Representing Lenders in
Pennsylvania and New Jersey

December 16, 2010

Office of the Sheriff
COLUMBIA County Courthouse

Dear Sir/Madame:

Enclosed are Affidavits of Service of Notice of Sale for filing with your office. **Please discontinue all attempts to serve the Defendant(s) with the Notice of Sheriff's Sale at this time.** We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,



Julie Sanders
Enclosure

AFFIDAVIT OF SERVICE

COLUMBIA COUNTY

PLAINTIFF

U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO MORTGAGE LOAN TRUST 2007-RNP1

PHS # 219769

DEFENDANT

DEBORAH M. PARKS JAMES L. PARKS, JR

SERVICE TEAM/las

COURT NO.: 2009-CV-1921

SERVE JAMES L. PARKS, JR AT: 622 PFAHLER STREET A/K/A 622 PHAHIER STREET CATAWISSA, PA 17820

TYPE OF ACTION

XX Notice of Sheriff's Sale SALE DATE: 02/09/2011

SERVED

Served and made known to JAMES L. PARKS, JR, Defendant on the 14th day of NOVEMBER, 2010, at 6:24 o'clock M., at 131 S. MARKET ST, ELYSBURG, PA, 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. Other:

Description: Age 40s Height 5'10" Weight 175 Race W Sex M Other

I, RONALD MOLL, a competent adult, being duly sworn according to law, depose and state that I personally handed 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.

Sworn to and subscribed before me this 14th day of NOV, 2010.

Notary:

By:

Ronald Moll

NOT SERVED

KIMBERLY CURTY NOTARY PUBLIC STATE OF NEW JERSEY MY COMMISSION EXPIRES MARCH 7, 2013

On the day of 20, at o'clock M., Defendant NOT FOUND because: Vacant Does Not Exist Moved Does Not Reside (Not Vacant) No Answer on at Service Refused

Other:

Sworn to and subscribed before me this day of 20.

By:

Notary:

ATTORNEY FOR PLAINTIFF

- Lawrence T. Pheasant, Esq., Id. No. 32227 Francis S. Halpin, Esq., Id. No. 62695 Daniel G. Schaefer, Esq., Id. No. 62285 Michele M. Bradford, Esq., Id. No. 69849 Judith T. Romano, Esq., Id. No. 58745 Sheetal R. Shah-Joshi, Esq., Id. No. 81760 Jenine R. Davey, Esq., Id. No. 87877 Lauren R. Tabas, Esq., Id. No. 93337 Vivek Srivastava, Esq., Id. No. 262331 Jay B. Jones, Esq., Id. No. 86657 Peter J. Mulcahy, Esq., Id. No. 61791 Andrew L. Spivack, Esq., Id. No. 84439 Joanne McGinnis, Esq., Id. No. 90134 Chrisovalante P. Flisak, Esq., Id. No. 94628 Joshua I. Goldman, Esq., Id. No. 285047 Courtenay R. Dunn, Esq., Id. No. 206779 Andrew C. Bramblett, Esq., Id. No. 208375 One Penn Center at Suburban Station 1617 John F. Kennedy Blvd., Suite 1400 Philadelphia, PA 19103-1814 (215) 563-7000

AFFIDAVIT OF SERVICE

PLAINTIFF
U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO
MORTGAGE LOAN TRUST 2007-RNP1

COLUMBIA COUNTY

PHS # 219769

DEFENDANT
DEBORAH M. PARKS
JAMES L. PARKS, JR

SERVICE TEAM/las
COURT NO.: 2009-CV-1921

SERVE DEBORAH M. PARKS AT:
622 PFAHLER STREET
A/K/A 622 PHAHIER STREET
CATAWISSA, PA 17820

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: 02/09/2011

SERVED

Served and made known to DEBORAH M. PARKS, Defendant on the 14th day of NOVEMBER, 2010, at 6:24 o'clock P. M., at 131 S. MARKET ST, ELYSBURG, PA in the manner described below:

- Defendant personally served.
- Adult family member with whom Defendant(s) reside(s).
Relationship is HUSBAND
- 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.
- Other: _____

Description: Age 40^s Height 5'10" Weight 175 Race W Sex M Other _____

I, RONALD MOLL, a competent adult, being duly sworn according to law, depose and state that I personally handed 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. * S.A. FOUND VACANT. INVESTIGATION DISCLOSED

Sworn to and subscribed before me this 14th day of NOV, 2010.

THAT DEFENDANTS RESIDE @ 131 S. MARKET ST. ELYSBURG, PA

Notary: [Signature] By: Ronald Moll

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock _____ M., Defendant NOT FOUND because:
 Vacant Does Not Exist Moved Does Not Reside (Not Vacant)
 No Answer on _____ at _____
 Service Refused

Other:

Sworn to and subscribed before me this _____ day of _____, 20____. By:

KIMBERLY CURTY
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 7, 2013

Notary:

ATTORNEY FOR PLAINTIFF

- Lawrence T. Phelan, Esq., Id. No. 32227
- Francis S. Hallinan, Esq., Id. No. 62695
- Daniel G. Schoneg, Esq., Id. No. 62285
- Michele M. Bradford, Esq., Id. No. 69849
- Judith T. Romano, Esq., Id. No. 58745
- Sheetal R. Shah-Jani, Esq., Id. No. 81768
- Jessie R. Davey, Esq., Id. No. 87077
- Lauren R. Tubas, Esq., Id. No. 93357
- Vivek Srivastava, Esq., Id. No. 202331
- Jay B. Jones, Esq., Id. No. 86657
- Peter J. Mulcahy, Esq., Id. No. 61791
- Andrew L. Spivack, Esq., Id. No. 84439
- Julme McGuinness, Esq., Id. No. 90134
- Chrisovalante P. Fiskos, Esq., Id. No. 94620
- Joshua I. Goldman, Esq., Id. No. 205047
- Courtenay R. Dunn, Esq., Id. No. 206779
- Andrew C. Braumblett, Esq., Id. No. 208375
- One Penn Center at Suburban Station
1617 John F. Kennedy Blvd., Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

AFFIDAVIT OF SERVICE

COLUMBIA COUNTY

PLAINTIFF

THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST NLC TRUST 2005-2 MORTGAGE-BACKED CERTIFICATES, SERIES 2005-2

PHS # 210575

DEFENDANT

PETER A. COOKE

SERVICE TEAM/ las

COURT NO.: 2009-CV-1199

SERVE PETER A. COOKE AT: 165 NOTTINGHAM ROAD BLOOMSBURG, PA 17815-3021

TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: 12/08/2010

PLEASE RUSH SERVICE ATTEMPTS

SERVED

Served and made known to PETER A. COOKE, Defendant on the 8th day of NOVEMBER, 2010, at 8:28, o'clock A. M., at 165 NOTTINGHAM RD, BLOOMSBURG, PA, 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.
Other:

Description: Age 40s Height 5'11" Weight 190 Race W Sex M Other

I, RONALD MULL, a competent adult, being duly sworn according to law, depose and state that I personally handed 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.

Sworn to and subscribed before me this 8th day of NOV, 2010.

Notary: By:

Ronald Mull NOT SERVED

KIMBERLY CURTY NOTARY PUBLIC STATE OF NEW JERSEY MY COMMISSION EXPIRES MARCH 7, 2013

On the day of 20 at o'clock M., Defendant NOT FOUND because:
Vacant Does Not Exist Moved Does Not Reside (Not Vacant)
No Answer on at ; at
Service Refused

Other:

Sworn to and subscribed before me this day of 20.

Notary:

ATTORNEY FOR PLAINTIFF

- Lawrence T. Pheasant, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmiegel, Esq., Id. No. 62205
Michelle M. Bradford, Esq., Id. No. 69849
Judith T. Romano, Esq., Id. No. 58745
Sheetal R. Shah-Jani, Esq., Id. No. 81760
Jeanine R. Davey, Esq., Id. No. 87077
Lauren R. Tabas, Esq., Id. No. 93337
Vivek Srivastava, Esq., Id. No. 202331
Jay B. Jones, Esq., Id. No. 86657
Peter J. Mulcahy, Esq., Id. No. 61791
Andrew L. Spivack, Esq., Id. No. 84439
Jaime McGuinness, Esq., Id. No. 90134
Christovalante P. Filakos, Esq., Id. No. 94620
Joshua I. Goldman, Esq., Id. No. 205047
Courtney R. Dams, Esq., Id. No. 206779
Andrew C. Hramblett, Esq., Id. No. 208375
One Penn Center at Suburban Station
1617 John F. Kennedy Blvd., Suite 1400
Philadelphia, PA 19103-1814
(215) 863-7900

REAL ESTATE OUTLINE

ED # 147-10

DATE RECEIVED 10-12-10
DOCKET AND INDEX 10-19-10

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"/>
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>

CK# 100735

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

SALE DATE	<u>Feb. 9, 2011</u> TIME <u>0900</u>
POSTING DATE	<u>Jan 5</u>
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Jan 19</u>
	2 ND WEEK <u>25</u>
	3 RD WEEK <u>Feb. 2, 11</u>

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

SHERIFF'S RETURN OF NO SERVICE

US BANK NATIONAL ASSOCIATION FOR THE
SASCO MORTGAGE LOAN TRUST 2007 RNP1
VS.

147ED2010

DEBORAH M. PARKS
JAMES L. PARKS, JR.

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF
THIS 11/22/2010 FOR THE FOLLOWING REASONS:
MOVED LEFT NO FORWARDING

SWORN AND SUBSCRIBED BEFORE ME
THIS Monday, November 22, 2010

Sarah Jane Klingaman
NOTARY PUBLIC

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

SO ANSWERS :

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF

BY:

R. Tonkinson
R. TONKINSON
DEPUTY SHERIFF

PHELAN HALLINAN AND SCHMIEG
1617 JOHN F KENNEDY BLVD ONN PENN CENTER
Suite 140
PHILADELPHIA, PA 19103

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: R. TONKINSON
DATE RECEIVED 10/12/2010

SERVICE# 1 - OF - 21 SERVICES
DOCKET # 147ED2010

PLAINTIFF US BANK NATIONAL ASSOCIATION FOR THE SASCO
MORTGAGE LOAN TRUST 2007 RNP1

DEFENDANT DEBORAH M. PARKS
JAMES L. PARKS, JR.

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
DEBORAH PARKS
622 PFAHLER STREET
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ 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 *[Signature]* DATE 11-12-10

No One Lives AT House

Check R.O. No. New Adm.

WRIT OF EXEMPTION - (MORTGAGE FORECLOSURE)

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

U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO
MORTGAGE LOAN TRUST 2007-RNP1

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2009-CV-1921

COLUMBIA COUNTY

2010-ED-147

vs.

DEBORAH M. PARKS
JAMES L. PARKS, JR
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: 622 PFAHLER STREET, A/K/A 622 PHAHIER STREET, CATAWISSA, PA 17820
(See Legal Description attached)

Amount Due	\$82,546.49
Additional Fees and Costs	\$1,826.50
Interest from 12/09/2009 to Date of Sale @ \$13.57 per diem	\$_____ and costs.

Tami B. Kluxa | KPB |
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated 10-5-10
(SEAL)

PHS # 219769

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO MORTGAGE LOAN TRUST 2007-RNPI

vs.
DEBORAH M. PARKS
JAMES L. PARKS, JR

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Cr.

Sat.

James L. Parks, Jr

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- Lawrence T. Phelan, Esq., Id. No. 322227
- Francis S. Hallinan, Esq., Id. No. 62695
- Daniel G. Schmieg, Esq., Id. No. 62205
- Michele M. Bradford, Esq., Id. No. 69849
- Judith T. Romano, Esq., Id. No. 58745
- Sheetal R. Shah-Jani, Esq., Id. No. 81760
- Jenine R. Davey, Esq., Id. No. 87077
- Lauren R. Tabas, Esq., Id. No. 93337
- Vivek Srivastava, Esq., Id. No. 202331
- Jay B. Jones, Esq., Id. No. 86657
- Peter J. Mulcahy, Esq., Id. No. 61791
- Andrew L. Spivack, Esq., Id. No. 84439
- Jaime McGuinness, Esq., Id. No. 90134
- Chrisovalante P. Fliakos, Esq., Id. No. 94620
- Joshua I. Goldman, Esq., Id. No. 205047
- Courtenay R. Dunn, Esq., Id. No. 206779
- Andrew C. Bramblett, Esq., Id. No. 208375

Address where papers may be served:

DEBORAH M. PARKS
622 PFAHLER STREET
N/K/A 622 PFAHLER STREET
CATAWISSA, PA 17820

JAMES L. PARKS, JR
622 PFAHLER STREET
N/K/A 622 PFAHLER STREET
CATAWISSA, PA 17820

\$90.50 pd
\$15.00 pd
\$25.00 pd
\$18.00

U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO
MORTGAGE LOAN TRUST 2007-RNP1

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION

Plaintiff :
: NO. 2009-CV-1921

vs.

: COLUMBIA COUNTY

DEBORAH M. PARKS
JAMES L. PARKS, JR

: *2010 ED. 147*

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: DEBORAH M. PARKS
JAMES L. PARKS, JR
622 PFAHLER STREET
A/K/A 622 PHAHIER STREET
CATAWISSA, PA 17820

****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 **622 PFAHLER STREET, A/K/A 622 PHAHIER STREET, CATAWISSA, PA 17820** is scheduled to be sold at the Sheriff's Sale on February 9, 2011 at 9:00 am in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$82,546.49** obtained by **U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO MORTGAGE LOAN TRUST 2007-RNP1** (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.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 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 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1921

**U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO MORTGAGE LOAN
TRUST 2007-RNP1**

vs.

**DEBORAH M. PARKS
JAMES L. PARKS, JR**

owner(s) of property situate in the **BOROUGH OF CATAWISSA, Columbia County,
Pennsylvania, being**

(Municipality)

622 PFAHLER STREET A/K/A 622 PHAHIER STREET, CATAWISSA, PA 17820

Parcel No. 08 -06 -099-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$82,546.49

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

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

BEGINNING at a point on the southern side of Pfahler Street in line of land now or formerly of Karl Smith; thence in an easterly direction along the southern side of Pfahler Street ninety-six feet (96 feet), more or less, to a point in line of land now or formerly of Zenith M. Wintersteen and Lida Wintersteen, his wife, said point being twenty feet (20 feet) East of point on Pfahler Street opposite the eastern wall of the building now or formerly of Harry M. Troy; thence in a southerly direction along land now or formerly of the said Wintersteen fifty feet (50 feet), more or less, to a point in line of the right-of-way now or formerly of the S.H.W.R.R. Co.; thence in a westerly direction along the right-of-way of said S.H.W.R.R. Co., ninety-five feet (95 feet) to a point in line of land now or formerly of Karl Smith; thence in a northerly direction along land now or formerly of the said Karl Smith, one hundred eleven feet (111 feet), more or less, to a point on the southern side of Pfahler Street, the place of beginning.

UNDER AND SUBJECT, to a drainage easement as specified in a deed from Donald F. Parks and Etta M. Parks, husband and wife, to Steven J. Bennett dated October 25, 1994 and recorded in Columbia County Record Book Volume 582, Page 1057 for the mutual benefit of the parties thereto as noted in said deed.

TITLE TO SAID PREMISES VESTED IN JAMES L. PARKS, JR. AND DEBORAH M. PARKS, H/W, BY DEED FROM DONALD H. PARKS, JOINED BY HIS WIFE, CHERYL V. PARKS, RONALD L. PARKS, JOINED BY HIS WIFE, CARLA J. PARKS, AND SANDRA K. PARKS, SINGLE, DATED 04/19/2005 AND RECORDED 04/22/2005 IN INSTRUMENT NUMBER 200504094.

Premises being: 622 PFAHLER STREET A/K/A 622 PHAHIER STREET, CATAWISSA, PA 17820

Tax Parcel # 08 -06 -099-00,000

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: R. TONKINSON
DATE RECEIVED 10/12/2010

SERVICE# 2 - OF - 21 SERVICES
DOCKET # 147ED2010

PLAINTIFF US BANK NATIONAL ASSOCIATION FOR THE SASCO
MORTGAGE LOAN TRUST 2007 RNP1

DEFENDANT DEBORAH M. PARKS
JAMES L. PARKS, JR.

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
JAMES PARKS, JR.
622 PFAHLER STREET
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ 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
10-20-10	1915	141	No One Lives At House
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY _____ DATE _____

WRIT OF EXEMPTION – (MORTGAGE FORECLOSURE)

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

U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO
MORTGAGE LOAN TRUST 2007-RNP1

vs.

DEBORAH M. PARKS
JAMES L. PARKS, JR
Commonwealth of Pennsylvania:

County of Columbia

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2009-CV-1921

COLUMBIA COUNTY

2010-ED-147

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):

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(See Legal Description attached)

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Additional Fees and Costs	\$1,826.50
Interest from 12/09/2009 to Date of Sale @ \$13.57 per diem	\$_____ and costs.

Tami B Kline | KPB |
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated 10-5-10
(SEAL)

PHS # 219769

U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO
MORTGAGE LOAN TRUST 2007-RNP1

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
Plaintiff :
: NO. 2009-CV-1921
:
: COLUMBIA COUNTY
: *2010-ED-147*
:
Defendant(s)

vs.

DEBORAH M. PARKS
JAMES L. PARKS, JR

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: DEBORAH M. PARKS
JAMES L. PARKS, JR
622 PFAHLER STREET
A/K/A 622 PHAHIER STREET
CATAWISSA, PA 17820

****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.****

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

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1921

**U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO MORTGAGE LOAN
TRUST 2007-RNP1**

vs.

**DEBORAH M. PARKS
JAMES L. PARKS, JR**

**owner(s) of property situate in the BOROUGH OF CATAWISSA, Columbia County,
Pennsylvania, being**

(Municipality)

622 PFAHLER STREET A/K/A 622 PHAHIER STREET, CATAWISSA, PA 17820

Parcel No. 08 -06 -099-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$82,546.49

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

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

BEGINNING at a point on the southern side of Pfahler Street in line of land now or formerly of Karl Smith; thence in an easterly direction along the southern side of Pfahler Street ninety-six feet (96 feet), more or less, to a point in line of land now or formerly of Zenith M. Wintersteen and Lida Wintersteen, his wife, said point being twenty feet (20 feet) East of point on Pfahler Street opposite the eastern wall of the building now or formerly of Harry M. Troy; thence in a southerly direction along land now or formerly of the said Wintersteen fifty feet (50 feet), more or less, to a point in line of the right-of-way now or formerly of the S.H.W.R.R. Co.; thence in a westerly direction along the right-of-way of said S.H.W.R.R. Co., ninety-five feet (95 feet) to a point in line of land now or formerly of Karl Smith; thence in a northerly direction along land now or formerly of the said Karl Smith, one hundred eleven feet (111 feet), more or less, to a point on the southern side of Pfahler Street, the place of beginning.

UNDER AND SUBJECT, to a drainage easement as specified in a deed from Donald F. Parks and Etta M. Parks, husband and wife, to Steven J. Bennett dated October 25, 1994 and recorded in Columbia County Record Book Volume 582, Page 1057 for the mutual benefit of the parties thereto as noted in said deed.

TITLE TO SAID PREMISES VESTED IN JAMES L. PARKS, JR. AND DEBORAH M. PARKS, H/W, BY DEED FROM DONALD H. PARKS, JOINED BY HIS WIFE, CHERYL V. PARKS, RONALD L. PARKS, JOINED BY HIS WIFE, CARLA J. PARKS, AND SANDRA K. PARKS, SINGLE, DATED 04/19/2005 AND RECORDED 04/22/2005 IN INSTRUMENT NUMBER 200504094.

Premises being: 622 PFAHLER STREET A/K/A 622 PHAIHER STREET, CATAWISSA, PA 17820

Tax Parcel # 08 -06 -099-00,000

Columbia County Sheriff
Tim Chamberlain
35 W Main St
PO BOX 380
BLOOMSBURG PA 17815



91 7192 4291 0010 0000 5193

GMAC MORTGAGE, LLC
PO BOX 85071
SAN DIEGO CA 92186

147ED2010

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5623

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Tuesday, October 19, 2010

**GMAC MORTGAGE, LLC
PO BOX 85071
SAN DIEGO, CA 92186-**

**US BANK NATIONAL ASSOCIATION FOR THE SASCO MORTGAGE LOAN
TRUST 2007 RNP1
VS
DEBORAH M. PARKS
JAMES L. PARKS, JR.**

DOCKET # 147ED2010

JD # 1921JD2009

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO
MORTGAGE LOAN TRUST 2007-RNP1

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
Plaintiff :
: NO. 2009-CV-1921
:
: COLUMBIA COUNTY
: *2010-ED-147*

vs.

DEBORAH M. PARKS
JAMES L. PARKS, JR

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: DEBORAH M. PARKS
JAMES L. PARKS, JR
622 PFAHLER STREET
A/K/A 622 PHAHIER STREET
CATAWISSA, PA 17820

****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 622 PFAHLER STREET, A/K/A 622 PHAHIER STREET, CATAWISSA, PA 17820 is scheduled to be sold at the Sheriff's Sale on February 9, 2011 at 9:00 am in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of \$82,546.49 obtained by U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO MORTGAGE LOAN TRUST 2007-RNP1 (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.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 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 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1921

**U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO MORTGAGE LOAN
TRUST 2007-RNP1**

vs.

**DEBORAH M. PARKS
JAMES L. PARKS, JR**

owner(s) of property situate in the **BOROUGH OF CATAWISSA, Columbia County,
Pennsylvania, being**

(Municipality)

622 PFAHLER STREET A/K/A 622 PHAHIER STREET, CATAWISSA, PA 17820

Parcel No. 08 -06 -099-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$82,546.49

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

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

BEGINNING at a point on the southern side of Pfahler Street in line of land now or formerly of Karl Smith; thence in an easterly direction along the southern side of Pfahler Street ninety-six feet (96 feet), more or less, to a point in line of land now or formerly of Zenith M. Wintersteen and Lida Wintersteen, his wife, said point being twenty feet (20 feet) East of point on Pfahler Street opposite the eastern wall of the building now or formerly of Harry M. Troy; thence in a southerly direction along land now or formerly of the said Wintersteen fifty feet (50 feet), more or less, to a point in line of the right-of-way now or formerly of the S.H.W.R.R. Co.; thence in a westerly direction along the right-of-way of said S.H.W.R.R. Co., ninety-five feet (95 feet) to a point in line of land now or formerly of Karl Smith; thence in a northerly direction along land now or formerly of the said Karl Smith, one hundred eleven feet (111 feet), more or less, to a point on the southern side of Pfahler Street, the place of beginning.

UNDER AND SUBJECT, to a drainage easement as specified in a deed from Donald F. Parks and Etta M. Parks, husband and wife, to Steven J. Bennett dated October 25, 1994 and recorded in Columbia County Record Book Volume 582, Page 1057 for the mutual benefit of the parties thereto as noted in said deed.

TITLE TO SAID PREMISES VESTED IN JAMES L. PARKS, JR. AND DEBORAH M. PARKS, H/W, BY DEED FROM DONALD H. PARKS, JOINED BY HIS WIFE, CHERYL V. PARKS, RONALD L. PARKS, JOINED BY HIS WIFE, CARLA J. PARKS, AND SANDRA K. PARKS, SINGLE, DATED 04/19/2005 AND RECORDED 04/22/2005 IN INSTRUMENT NUMBER 200504094.

Premises being: 622 PFAHLER STREET A/K/A 622 PHAHIER STREET, CATAWISSA, PA 17820

Tax Parcel # 08 -06 -099-00,000

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 10/12/2010

SERVICE# 4 - OF - 21 SERVICES
DOCKET # 147ED2010

PLAINTIFF US BANK NATIONAL ASSOCIATION FOR THE SASCO
MORTGAGE LOAN TRUST 2007 RNP1

DEFENDANT DEBORAH M. PARKS
JAMES L. PARKS, JR.

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
BORO OF CATAWISSA C/O ATTY MCDONALD
106 MARKET STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON SALLI NASATKA

RELATIONSHIP SECRETARY IDENTIFICATION _____


DATE 10-21-10 TIME 1035 MILEAGE _____ OTHER _____

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

- TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ___ POB X 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 10-21-10

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 10/12/2010

SERVICE# 3 - OF - 21 SERVICES
DOCKET # 147ED2010

PLAINTIFF US BANK NATIONAL ASSOCIATION FOR THE SASCO
MORTGAGE LOAN TRUST 2007 RNP1

DEFENDANT DEBORAH M. PARKS
JAMES L. PARKS, JR.

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
REMIT CORPORATION
36 WEST MAIN STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON John Karcher

RELATIONSHIP LEGAL MANAGER IDENTIFICATION _____

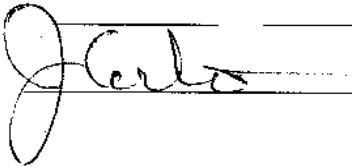
DATE 10-20-10 TIME 1550 MILEAGE _____ OTHER _____

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 10-20-10

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 10/12/2010

SERVICE# 12 - OF - 21 SERVICES
DOCKET # 147ED2010

PLAINTIFF US BANK NATIONAL ASSOCIATION FOR THE SASCO
MORTGAGE LOAN TRUST 2007 RNP1

DEFENDANT DEBORAH M. PARKS
JAMES L. PARKS, JR.

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
CATAWISSA WATER AUTHORITY
SCHOOLHOUSE ROAD
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Alice Snyder

RELATIONSHIP Sect IDENTIFICATION _____

DATE 10-20-10 TIME 1430 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 J. Arter DATE 10-20-10

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 10/12/2010

SERVICE# 13 - OF - 21 SERVICES
DOCKET # 147ED2010

PLAINTIFF US BANK NATIONAL ASSOCIATION FOR THE SASCO
MORTGAGE LOAN TRUST 2007 RNP1

DEFENDANT DEBORAH M. PARKS
JAMES L. PARKS, JR.

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
CATAWISSA BOROUGH
MAIN STREET
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Kinzely Rhoades

RELATIONSHIP Sr CT IDENTIFICATION _____

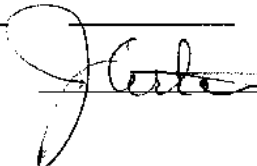
DATE 10-20-10 TIME 1440 MILEAGE _____ OTHER _____

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 10-20-10

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 10/12/2010

SERVICE# 14 - OF - 21 SERVICES
DOCKET # 147ED2010

PLAINTIFF US BANK NATIONAL ASSOCIATION FOR THE SASCO
MORTGAGE LOAN TRUST 2007 RNP1

DEFENDANT DEBORAH M. PARKS
JAMES L. PARKS, JR.

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
PAULA CLARK-TAX COLLECTOR
138 SOUTH STREET
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Resident Front Door

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10-20-10 TIME 1435 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 J. Carter DATE 10-20-10

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/12/2010

SERVICE# 15 - OF - 21 SERVICES
DOCKET # 147ED2010

PLAINTIFF US BANK NATIONAL ASSOCIATION FOR THE SASCO
MORTGAGE LOAN TRUST 2007 RNP1

DEFENDANT DEBORAH M. PARKS
JAMES L. PARKS, JR.

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 10-20-10 TIME 1345 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ___ POB x 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 J. Cole DATE 10-20-10

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

DATE: 20-OCT-10

FEE: \$5.00

CERT. NO8873

PARKS JAMES L & DEBORAH M JR
622 PFAHLER STREET
CATAWISSA PA 17820

DISTRICT: CATAWISSA BORO
DEED
LOCATION: 622 PFAHLER ST CATAWISSA
PARCEL: 08 -06 -099-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2008	PRIM	0.00	0.00	0.00	0.00
2007	PRIM	0.00	0.00	0.00	0.00
TOTAL DUE :					\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: October ,2010

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2009

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/12/2010

SERVICE# 18 - OF - 21 SERVICES
DOCKET # 147ED2010

PLAINTIFF US BANK NATIONAL ASSOCIATION FOR THE SASCO
MORTGAGE LOAN TRUST 2007 RNP1

DEFENDANT DEBORAH M. PARKS
JAMES L. PARKS, JR.

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 _____

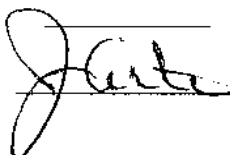
DATE 10-20-10 TIME 1310 MILEAGE _____ OTHER _____

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 10-20-10

Phelan Hallinan & Schmieg, LLP
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

**U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO
MORTGAGE LOAN TRUST 2007-RNP1**

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No. 2009-CV-1921
:

vs.

**DEBORAH M. PARKS
JAMES L. PARKS, JR**

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(s) is/are not in the Military or Naval Service of the United States or it Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant DEBORAH M. PARKS is over 18 years of age and resides at 622 PFAHLER STREET, A/K/A 622 PHAHIER STREET, CATAWISSA, PA 17820.

(c) that defendant JAMES L. PARKS, JR is over 18 years of age and resides at 622 PFAHLER STREET, A/K/A 622 PHAHIER STREET, CATAWISSA, PA 17820.

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

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- Lawrence T. Phelan, Esq., Id. No. 32227
- Francis S. Hallinan, Esq., Id. No. 62695
- Daniel G. Schmieg, Esq., Id. No. 62205
- Michele M. Bradford, Esq., Id. No. 69849
- Judith T. Romano, Esq., Id. No. 58745
- Sheetal R. Shah-Jani, Esq., Id. No. 81760
- Jenine R. Davey, Esq., Id. No. 87077
- Lauren R. Tabas, Esq., Id. No. 93337
- Vivek Srivastava, Esq., Id. No. 202331
- Jay B. Jones, Esq., Id. No. 86657
- Peter J. Mulcahy, Esq., Id. No. 61791
- Andrew L. Spivack, Esq., Id. No. 84439
- Jaime McGuinness, Esq., Id. No. 90134
- Chrisovalante P. Fliakos, Esq., Id. No. 94620
- Joshua I. Goldman, Esq., Id. No. 205047
- Courtenay R. Dunn, Esq., Id. No. 206779
- Andrew C. Bramblett, Esq., Id. No. 208375

Document Receipt

Trans # 39302 Carrier / service: POST 2PM 10/19/2010

Ship to: 39302

GMAC MORTGAGE, LLC

PO BOX 85071

Tracking #: 9171924291001000005193

Doc Ref #: 147ED2010

SAN DIEGO CA 92186

Document Receipt

Trans # 39303 Carrier / service: POST 2PM 10/19/2010

Ship to: 39303

GMAC MORT. C/O ATTY UDREN

111 WOODCREST ROAD

Tracking #: 9171924291001000005209

Doc Ref #: 147ED2010

CHERRY HILL NJ 08003

Document Receipt

Trans # 39304 Carrier / service: POST 2PM 10/19/2010

Ship to: 39304

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000005216

Doc Ref #: 147ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 39305 Carrier / service: POST 2PM 10/19/2010

Ship to: 39305

INTERNAL REVENUE SERVICE
ADVISORY

1000 LIBERTY AVE

Tracking #: 9171924291001000005223

Doc Ref #: 147ED2010

PITTSBURGH PA 15222

Document Receipt

Trans # 39306 Carrier / service: POST 2PM 10/19/2010

Ship to: 39306

US DEPT OF JUSTICE

PO BOX 11754

Tracking #: 9171924291001000005230

Doc Ref #: 147ED2010

HARRISBURG PA 17108

Document Receipt

Trans # 39307 Carrier / service: POST 2PM 10/19/2010

Ship to: 39307

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000005247

Doc Ref #: 147ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 39308 Carrier / service: POST 2PM 10/19/2010

Ship to: 39308

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #: 9171924291001000005254

Doc Ref #: 147ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 39309 Carrier / service: POST 2PM 10/19/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000005261

DEPARTMENT 281230

Doc Ref #: 147ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 39310 Carrier / service: POST 2PM 10/19/2010

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000005278

Doc Ref #: 147ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 39311 Carrier / service: POST 2PM 10/19/2010

Ship to: SBA

U.S. Small Business Administration PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000005285

Doc Ref #: 147ED2010

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 39312 Carrier / service: POST 2PM 10/19/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000005292

Doc Ref #: 147ED2010

PHILADELPHIA PA 19106

SHERIFF'S SALE

WEDNESDAY FEBRUARY 9, 2011 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 147 OF 2010 ED AND CIVIL WRIT NO. 1921 OF 2009 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 Borough of Catawissa, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southern side of Pfahler Street in line of land now or formerly of Karl Smith; thence in an easterly direction along the southern side of Pfahler Street ninety-six feet (96 feet), more or less, to a point in line of land now or formerly of Zenith M. Wintersteen and Lida Wintersteen, his wife, said point being twenty feet (20 feet) East of point on Pfahler Street Opposite the eastern wall of the building now or formerly of Harry M. Troy; thence direction along land now or formerly of the said Wintersteen fifty feet (50 feet), more or less, to a point in line of the right-of-way now or formerly of the S.H.W.R.R. Co.; thence in a westerly direction along the right-of-way of said S.H.W.R.R. Co., ninety-five feet (95 feet) to a point in line of land now or formerly of Karl Smith; thence in a northerly direction along land now or formerly of the said Karl Smith, one hundred eleven feet (111 feet), more or less, to a point on the southern side of Pfahler Street, the place of beginning.

UNDER AND SUBJECT, to a drainage easement as specified in a deed from Donald H. Parks and Etta M. Parks, husband and wife, to Steven J. Bennett dated October 25, 1994 and recorded in Columbia County Record Book Volume, 582, Page 1057 for the mutual benefits of the parties thereto as noted in said deed.

The last recorded document purporting to transfer title to the land described herein shows the following purported owner: From the Grantors, Donald H. Parks, joined by his wife, Cheryl V. Parks, Ronald L. Parks, Joined by his wife, Carla J. Parks and Sandra K. Parks, single to the grantees, James L. Parks, Jr. and Deborah M. Parks, husband and wife, as tenants by the entireties. Dated April 19, 2005, recorded April 22, 2005, Instrument #200504094

FOR identification purposes only, being known as all or part of Columbia County Tax Parcel Number 08-06-099 in the office of the County Assessor.

Premises being: 622 Pfahler Street a/k/a 622 Phahier Street Catawissa, PA 17820

Tax Parcel No # 08-06-099

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 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 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.

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.

Plaintiff's Attorney
Jaime McGuinness
1617 JFK Blvd
Philadelphia, PA 19103

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

WRIT OF EXEMPTION - (MORTGAGE FORECLOSURE)

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

U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO
MORTGAGE LOAN TRUST 2007-RNP1

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2009-CV-1921

COLUMBIA COUNTY

2010-ED-147

vs.

DEBORAH M. PARKS
JAMES L. PARKS, JR
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: 622 PFAILLER STREET, A/K/A 622 PHAHTER STREET, CATAWISSA, PA 17820
(See Legal Description attached)

Amount Due	\$82,546.49
Additional Fees and Costs	\$1,826.50
Interest from 12/09/2009 to Date of Sale @ \$13.57 per diem	\$_____ and costs.

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

Dated 10-5-10
(SEAL)

PHS # 219769

**U.S. BANK NATIONAL ASSOCIATION FOR THE
SASCO MORTGAGE LOAN TRUST 2007-RNP1**
Plaintiff

v.

**DEBORAH M. PARKS
JAMES L. PARKS, JR**
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-1921**
: *2010. ED - 147*
: **COLUMBIA COUNTY**

PHS # 219769

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO MORTGAGE LOAN TRUST 2007-RNP1, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **622 PFAHLER STREET, A/K/A 622 PHAHIER STREET, CATAWISSA, PA 17820.**

1. Name and address of Owner(s) or reputed Owner(s):
Name: **DEBORAH M. PARKS**
Address (if address cannot be reasonably ascertained, please so indicate): **622 PFAHLER STREET
A/K/A 622 PHAHIER STREET
CATAWISSA, PA 17820**

Name: **JAMES L. PARKS, JR**
Address (if address cannot be reasonably ascertained, please so indicate): **622 PFAHLER STREET
A/K/A 622 PHAHIER STREET
CATAWISSA, PA 17820**
2. Name and address of Defendant(s) in the judgment:
Name: **SAME AS ABOVE**
Address (if address cannot be reasonably ascertained, please so indicate):
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name: **REMIT CORPORATION**
Address (if address cannot be reasonably ascertained, please indicate): **36 WEST MAIN STREET
BLOOMSBURG, PA 17815-1703**

Name: **BOROUGH OF CATAWISSA**
Address (if address cannot be reasonably ascertained, please indicate): **307 MAIN STREET
CATAWISSA, PA 17820**

Name: **BOROUGH OF CATAWISSA
C/O ANTHONY J. MCDONALD, ESQUIRE**
Address (if address cannot be reasonably ascertained, please indicate): **106 MARKET STREET
BERWICK, PA 18603**

Name: **GMAC MORTGAGE, LLC**
Address (if address cannot be reasonably ascertained, please indicate): **P.O. BOX 85071
SAN DIEGO, CA 92186-5071**

Name: **GMAC MORTGAGE, LLC
C/O MARK J. UDREN, ESQUIRE, ET AL
UDREN LAW OFFICES, P.C.**
Address (if address cannot be reasonably ascertained, please indicate): **WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620**
4. Name and address of last recorded holder of every mortgage of record:
Name: **None.**
Address (if address cannot be reasonably ascertained, please indicate):
5. Name and address of every other person who has any record lien on the property:
Name: **None.**
Address (if address cannot be reasonably ascertained, please indicate):

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

**622 PFAHLER STREET
A/K/A 622 PHAHIER STREET
CATAWISSA, PA 17820**

**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**

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, P.O. Box 11754
228 Walnut Street
Harrisburg, PA 17108**

**Commonwealth of Pennsylvania
Bureau of Individual Tax
Inheritance Tax Division**

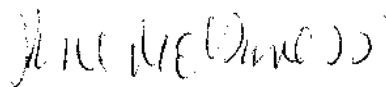
**6th Floor, Strawberry Sq., Dept 280601
Harrisburg, PA 17128**

**Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program**

**P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105**

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.

September 29, 2010

By: 

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- Lawrence T. Phelan, Esq., Id. No. 32227
- Francis S. Hallinan, Esq., Id. No. 62695
- Daniel G. Schmieg, Esq., Id. No. 62205
- Michele M. Bradford, Esq., Id. No. 69849
- Judith T. Romano, Esq., Id. No. 58745
- Sheetal R. Shah-Jani, Esq., Id. No. 81760
- Jenine R. Davey, Esq., Id. No. 87077
- Lauren R. Tabas, Esq., Id. No. 93337
- Vivek Srivastava, Esq., Id. No. 202331
- Jay B. Jones, Esq., Id. No. 86657
- Peter J. Mulcahy, Esq., Id. No. 61791
- Andrew L. Spivack, Esq., Id. No. 84439
- Jaime McGuinness, Esq., Id. No. 90134
- Chrisovalante P. Fliakos, Esq., Id. No. 94620
- Joshua I. Goldman, Esq., Id. No. 205047
- Courtenay R. Dunn, Esq., Id. No. 206779
- Andrew C. Bramblett, Esq., Id. No. 208375

LEGAL DESCRIPTION

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

BEGINNING at a point on the southern side of Pfahler Street in line of land now or formerly of Karl Smith; thence in an easterly direction along the southern side of Pfahler Street ninety-six feet (96 feet), more or less, to a point in line of land now or formerly of Zenith M. Wintersteen and Lida Wintersteen, his wife, said point being twenty feet (20 feet) East of point on Pfahler Street opposite the eastern wall of the building now or formerly of Harry M. Troy; thence in a southerly direction along land now or formerly of the said Wintersteen fifty feet (50 feet), more or less, to a point in line of the right-of-way now or formerly of the S.H.W.R.R. Co.; thence in a westerly direction along the right-of-way of said S.H.W.R.R. Co., ninety-five feet (95 feet) to a point in line of land now or formerly of Karl Smith; thence in a northerly direction along land now or formerly of the said Karl Smith, one hundred eleven feet (111 feet), more or less, to a point on the southern side of Pfahler Street, the place of beginning.

UNDER AND SUBJECT, to a drainage easement as specified in a deed from Donald F. Parks and Etta M. Parks, husband and wife, to Steven J. Bennett dated October 25, 1994 and recorded in Columbia County Record Book Volume 582, Page 1057 for the mutual benefit of the parties thereto as noted in said deed.

TITLE TO SAID PREMISES VESTED IN JAMES L. PARKS, JR. AND DEBORAH M. PARKS, H/W, BY DEED FROM DONALD H. PARKS, JOINED BY HIS WIFE, CHERYL V. PARKS, RONALD L. PARKS, JOINED BY HIS WIFE, CARLA J. PARKS, AND SANDRA K. PARKS, SINGLE, DATED 04/19/2005 AND RECORDED 04/22/2005 IN INSTRUMENT NUMBER 200504094.

Premises being: 622 PFAHLER STREET A/K/A 622 PHAHIER STREET, CATAWISSA, PA 17820

Tax Parcel # 08 -06 -099-00,000

**U.S. BANK NATIONAL ASSOCIATION FOR THE
SASCO MORTGAGE LOAN TRUST 2007-RNP1**

Plaintiff

v.

**DEBORAH M. PARKS
JAMES L. PARKS, JR**

Defendant(s)

: **COURT OF COMMON PLEAS**

:

: **CIVIL DIVISION**

:

: **NO. 2009-CV-1921**

:

: *2010 ED-147*
COLUMBIA COUNTY

PHS # 219769

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO MORTGAGE LOAN TRUST 2007-RNP1, 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 **622 PFAHLER STREET, A/K/A 622 PHAHIER STREET, CATAWISSA, PA 17820.**

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Name

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

DEBORAH M. PARKS

**622 PFAHLER STREET
A/K/A 622 PHAHIER STREET
CATAWISSA, PA 17820**

JAMES L. PARKS, JR

**622 PFAHLER STREET
A/K/A 622 PHAHIER STREET
CATAWISSA, PA 17820**

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

Name

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

SAME AS ABOVE

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)

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BOROUGH OF CATAWISSA

**307 MAIN STREET
CATAWISSA, PA 17820**

**BOROUGH OF CATAWISSA
C/O ANTHONY J. MCDONALD, ESQUIRE**

**106 MARKET STREET
BERWICK, PA 18603**

GMAC MORTGAGE, LLC

**P.O. BOX 85071
SAN DIEGO, CA 92186-5071**

**GMAC MORTGAGE, LLC
C/O MARK J. UDREN, ESQUIRE, ET AL
UDREN LAW OFFICES, P.C.**

**WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620**

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

Name

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

None.

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

Name

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

None.

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

None.

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

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

TENANT/OCCUPANT

**622 PFAHLER STREET
A/K/A 622 PHAILER STREET
CATAWISSA, PA 17820**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
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**Commonwealth of Pennsylvania
Department of Welfare**

**P.O. Box 2675
Harrisburg, PA 17105**

Internal Revenue Service Advisory

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**U.S. Department of Justice
U.S. Attorney for the Middle District of PA**

**Federal Building, P.O. Box 11754
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**Commonwealth of Pennsylvania
Bureau of Individual Tax
Inheritance Tax Division**

**6th Floor, Strawberry Sq., Dept 280601
Harrisburg, PA 17128**

**Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program**

**P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105**

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.

September 29, 2010

By: 

Attorney for Plaintiff

Phelan Hallinan & Schmiegl, LLP

- Lawrence T. Phelan, Esq., Id. No. 32227
- Francis S. Hallinan, Esq., Id. No. 62695
- Daniel G. Schmiegl, Esq., Id. No. 62205
- Michele M. Bradford, Esq., Id. No. 69849
- Judith T. Romano, Esq., Id. No. 58745
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- Joshua I. Goldman, Esq., Id. No. 205047
- Courtenay R. Dunn, Esq., Id. No. 206779
- Andrew C. Bramblett, Esq., Id. No. 208375

U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO
MORTGAGE LOAN TRUST 2007-RNP1

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
Plaintiff :
: NO. 2009-CV-1921
:
: COLUMBIA COUNTY
: *2010-ED-147*
:
Defendant(s)

vs.

DEBORAH M. PARKS
JAMES L. PARKS, JR

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: DEBORAH M. PARKS
JAMES L. PARKS, JR
622 PFAHLER STREET
A/K/A 622 PHAHIER STREET
CATAWISSA, PA 17820

****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 622 PFAHLER STREET, A/K/A 622 PHAHIER STREET, CATAWISSA, PA 17820 is scheduled to be sold at the Sheriff's Sale on _____ at _____ in the Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$82,546.49 obtained by U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO MORTGAGE LOAN TRUST 2007-RNP1 (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.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 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 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1921

**U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO MORTGAGE LOAN
TRUST 2007-RNP1**

vs.

DEBORAH M. PARKS

JAMES L. PARKS, JR

**owner(s) of property situate in the BOROUGH OF CATAWISSA, Columbia County,
Pennsylvania, being**

(Municipality)

622 PFAHLER STREET A/K/A 622 PHAHIER STREET, CATAWISSA, PA 17820

Parcel No. 08 -06 -099-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$82,546.49

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

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Premises being: 622 PFAHLER STREET A/K/A 622 PHAHIER STREET, CATAWISSA, PA 17820

Tax Parcel # 08 -06 -099-00,000

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Premises being: 622 PFAHLER STREET A/K/A 622 PIAHIER STREET, CATAWISSA, PA 17820

Tax Parcel # 08 -06 -099-00,000

SHERIFF'S RETURN

U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO MORTGAGE LOAN TRUST 2007-RNP1

Plaintiff

vs.

DEBORAH M. PARKS
JAMES L. PARKS, JR

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2009-CV-1921 CD

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, _____ 20__ , 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
this _____
day of _____ 20__

So Answers,

BY: _____
Sheriff

Notary Public

return

20____, See return endorsed hereon by Sheriff of
County, Pennsylvania, and made a part of this

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 U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO MORTGAGE LOAN TRUST 2007-RNPI	Court Number 2009-CV-1921
Defendant DEBORAH M. PARKS JAMES L. PARKS, JR	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)

622 PFAHLER STREET

A/K/A 622 PHAHIER STREET

CATAWISSA, PA 17820

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

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

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date 9-30-10
--	-----------------------------------	-----------------

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 _____	

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1921

**U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO MORTGAGE LOAN
TRUST 2007-RNP1**

vs.

**DEBORAH M. PARKS
JAMES L. PARKS, JR**

**owner(s) of property situate in the BOROUGH OF CATAWISSA, Columbia County,
Pennsylvania, being**

(Municipality)

**622 PFAHLER STREET A/K/A 622 PHAHIER STREET, CATAWISSA, PA 17820
Parcel No. 08 -06 -099-00,000**

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$82,546.49

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHERIFF'S DEPARTMENT

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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 U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO MORTGAGE LOAN TRUST 2007-RNP1	Court Number 2009-CV-1921
---	------------------------------

Defendant DEBORAH M. PARKS JAMES L. PARKS, JR	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
---	---

SERVE { NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
} **DEBORAH M. PARKS**

AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
622 PFAHLER STREET
A/K/A 622 PHAHIER STREET
CATAWISSA, PA 17820

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

SERVE DEFENDANT WITH THE NOTICE 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 <input checked="" type="checkbox"/> 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 9-30-10
---	-----------------------------------	-----------------

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	

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
U.S. BANK NATIONAL ASSOCIATION FOR THE SASCO MORTGAGE LOAN TRUST 2007-RNP1

Court Number
2009-CV-1921

Defendant
DEBORAH M. PARKS
JAMES L. PARKS, JR

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.
JAMES L. PARKS, JR
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
622 PFAHLER STREET
A/K/A 622 PHAHIER STREET
CATAWISSA, PA 17820

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
[Signature] _____ 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
9-30-10

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



**COUNTY OF COLUMBIA
RECORDER OF DEEDS
Beverly J. Michael, Recorder
35 West Main Street
Bloomsburg, PA 17815**

Instrument Number - 201006524
Recorded On 7/28/2010 At 11:03:19 AM
* Instrument Type - ASSIGNMENT OF MORTGAGE
Invoice Number - 146105
* Grantor - PARKS, JAMES L -JR
* Grantee - U S BANK
User - TSA

* Total Pages - 3

*** FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$23.50
RECORDING FEES -	\$13.00
RECORDER	
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL PAID	\$42.00

This is a certification page

DO NOT DETACH

**This page is now part
of this legal document.**

RETURN DOCUMENT TO:
MAIL PHELAN HALLINAN & SCHMIEG
ONE PENN CENTER AT SUBURBAN STATION
1617 JFK BLVD STE 1400
PHILADELPHIA, PA 19103-9897
ATTN: ASGNMT/LTRS

I hereby CERTIFY that this document is
recorded in the Recorder's Office of
Columbia County, Pennsylvania.



Beverly J. Michael
Beverly J. Michael
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

08-06-099-001000

Prepared by and Return To:
Manuel Gomez
Green Tree Servicing LLC
7360 S. Kyrene Road
Tempe, AZ 85283
Acct No. 89753159

ASSIGNMENT OF MORTGAGE

For value received, the undersigned holder of a Mortgage (herein "Assignor") whose address is c/o 7360 S Kyrene Rd Tempe, AZ 85283, does hereby grant, sell, assign, transfer and convey, unto U.S. Bank National Association, as trustee for SASCO Mortgage Loan Trust 2007-RNP1 (herein "Assignee"), whose address is c/o 7360 S ~~Kyrene Rd Tempe, AZ 85283~~, all beneficial interest under a certain Mortgage dated 4-21-2005, made and executed by James L. Parks Jr. and Deborah M. Parks, husband and wife, upon the following described property situated in Catawissa, State of PA:

See Attached Exhibit "A" for Legal Description.

* Precise address
done
x to mortgage electronic registrations system

such Mortgage having been given to secure a payment of \$60,000.00, which Mortgage is of record in Book, Volume, or Liber No. n/a, at page n/a, or as No. 200504095 in Columbia County, State of PA, together with the note(s) and obligations therein described, the money due and to become due thereon with interest, and all rights accrued or to accrue under such Mortgage. Assignment recorded 1/28/09 200900721

TO HAVE AND TO HOLD the same unto Assignee, its successor and assigns, forever, subject only to the terms and conditions of the above-described Mortgage.

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Mortgage on June 10, 2010.

Helen Kayte
Witness: Helen Kayte

GMAC Mortgage, LLC
BY: Patricia Kelleher
Patricia Kelleher, Limited Signing Officer

Heather Rindels
Witness: Heather Rindels

State of Iowa
County of Black Hawk

On June 10, 2010, before me, the undersigned, personally appeared Patricia Kelleher, Limited Signing Officer for GMAC Mortgage, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument and that such individual made such appearance before the undersigned in the state of Iowa, and the county of Black Hawk.

Sally Nelson
Notarial Seal State of Iowa
222056
My Commission Expires: 4-20-2011

Sally Nelson
Sally Nelson, Notary Public

89753159

Exhibit "A"

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

BEGINNING at a point on the southern side of Pfahler Street in line of land now or formerly of Karl Smith; thence in an easterly direction along the southern side of Pfahler Street ninety-six feet (96'), more or less, to a point in line of land now or formerly of Zenith M. Wintersteen and Lida Wintersteen, his wife, said point being twenty feet (20') East of point on Pfahler Street opposite the eastern wall of the building now or formerly of Harry M. Troy; thence in a southerly direction along land now or formerly of the said Wintersteens fifty feet (50'), more or less, to a point in line of the right-of-way now or formerly of the S.H.W.R.R. Co.; thence in a westerly direction along the right-of-way of said S.H.W.R.R. Co., ninety-five feet (95') to a point in line of land now or formerly of Karl Smith; thence in a northerly direction along land now or formerly of the said Karl Smith, one hundred eleven feet (111'), more or less, to a point on the southern side of Pfahler Street, the place of beginning.

UNDER AND SUBJECT, to a drainage easement as specified in a deed from Donald F. Parks and Etta M. Parks, husband and wife, to Steven J. Bennett dated October 25, 1994 and recorded in Columbia County Record Book Volume 582, Page 1057 for the mutual benefit of the parties thereto as noted in said deed.

BEING the same premises conveyed by deed of James L. Parks and Mary L. Parks, husband and wife, to Donald H. Parks, Ronald L. Parks and Sandra K. Parks, dated July 19, 2004 and recorded August 3, 2004 as Columbia County Instrument Number 200408847.

ALSO BEING the same premises conveyed by deed of Donald F. Parks and Etta M. Parks, husband and wife, to Donald H. Parks, James L. Parks, Ronald L. Parks and Sandra K. Parks, dated and recorded January 27, 1995 in Columbia County Record Book Volume 589, Page 266.

THE said Cheryl V. Parks joins in this deed solely to transfer any and all marital interest she may have as the wife of Donald H. Parks, Grantor herein.

THE said Carla J. Parks joins in this deed solely to transfer any and all marital interest she may have as the wife of Ronald L. Parks, Grantor herein.

POR identification purposes only, being known as all or part of Columbia County Tax Parcel Number 08-06-099 in the office of the County Assessor.

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

TD BANK N.A.
PHILADELPHIA, PA 19148

3-180360

CHECK NO
1010135

ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
09/30/2010	*****1,350.00

Void after 180 days

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

Thomas S. Hallinan

⑆ 1010135⑆ ⑆ 036001808⑆ 36 150866 6⑆

MP