

MARK J. UDREN & ASSOCIATES

LAW OFFICES
1040 NORTH KINGS HIGHWAY
SUITE 500
CHERRY HILL, NEW JERSEY 08034
856 . 482 . 6900
FAX: 856 . 482 . 1199

MARK J. UDREN*
STUART WINNEG**
GAYL SPIVAK ORLOFF***
HEIDI R. SPIVAK***
CHRISTOPHER J. FOX***
CORINA CANIZ**
*ADMITTED N.J., PA, FL
**ADMITTED PA
***ADMITTED N.J., PA
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PENNSYLVANIA OFFICE
24 NORTH MERRION AVENUE
SUITE 240
BRYN MAWR, PA 19010
215-568-9500
215-568-1141 FAX

PLEASE RESPOND TO NEW JERSEY OFFICE

June 13, 2002

Sent via telefax #570-389-5625
and Regular Mail

Columbia County Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815
ATTN: Tim Chamberland

Re: Mortgage Electronic Registration Systems, Inc. its Successors
and Assigns, as nominee for First Union National Bank, as
Trustee of the Amortizing RESidential Collateral Trust, Series
2000-BC3, without recourse
vs.

James M. Dawalt & Deborah A. Dawalt
Columbia County C.C.P. No. 2002-cv-507
Premises: 367 Levi Street, Lightstreet, PA 17839
SS Date: August 14, 2002

Dear Tim:

Please Stay the Sheriff's Sale scheduled for August 14, 2002.

Sale is Stayed for the following reason:

Defendant (s) have entered into a Forbearance Agreement, amount
collected in consideration of the stay \$4,000.....

Thank you for your attention to this matter.

Sincerely yours,



Mark J. Udren
MARK J. UDREN & ASSOCIATES

/jlb

SHERIFF'S SALE COST SHEET

Alot. Elect. Rg. VS. James & Deborah Dawalt
 NO. 71-02 ED NO. 507-02 JD DATE/TIME OF SALE Cancelled

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>22.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>281.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>-0-</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>-0-</u>	

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>-</u>
SCHOOL DIST. 20	\$ <u>-</u>
DELINQUENT 20	\$ <u>10.00</u>
TOTAL ***** \$ <u>10.00</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>-</u>
WATER 20	\$ <u>-</u>
TOTAL ***** \$ <u>-</u>	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. <u>Pdly</u>	\$ <u>80.00</u>
TOTAL ***** \$ <u>80.00</u>	

TOTAL COSTS (OPENING BID) \$ 481.50
 1500.00
 Deposit
 refund \$ 1018.50

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/5/2002

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 71ED2002

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT JAMES M. DAWALT
DEBORAH A. DAWALT

PERSON/CORP TO SERVED
H. JAMES HOCK
2626 OLD BERWICK RD
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Rev. Deitrich

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 06/07/02 TIME 1316 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
<u>06/07/02</u>	<u>1047</u>	<u>Millard</u>	<u>NALC</u>

DEPUTY

Millard DATE 06/07/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/5/2002

SERVICE# 3 - OF - 12 SERVICES
DOCKET # 71ED2002

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT JAMES M. DAWALT
DEBORAH A. DAWALT

PERSON/CORP TO SERVED
SCOTT TWP SEWER AUTHORITY
TENNY ST.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Sharon Keller

RELATIONSHIP Sewer Authority IDENTIFICATION _____

DATE 06/07/02 TIME 1048 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

Phillips

06/07/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/5/2002

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 71ED2002

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT JAMES M. DAWALT
DEBORAH A. DAWALT

PERSON/CORP TO SERVED
JAMES DAWALT
51 LEVI ST.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

James DAWALT

RELATIONSHIP

IDENTIFICATION

DATE *06/07/02*

TIME *1059*

MILEAGE

OTHER

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA *x* 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

W. M. M...

DATE

06/07/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/5/2002

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 71ED2002

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT JAMES M. DAWALT
DEBORAH A. DAWALT

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
367 LEVI ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON James Dawalt

RELATIONSHIP _____ IDENTIFICATION _____

DATE 06/07/02 TIME 1059 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA X 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

06/07/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/5/2002

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 71ED2002

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT JAMES M. DAWALT
DEBORAH A. DAWALT

PERSON/CORP TO SERVED	PAPERS TO SERVED
DEBORAH DAWALT	WRIT OF EXECUTION - MORTGAGE
51 LEVI ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON James DAWALT

RELATIONSHIP Husband IDENTIFICATION _____

DATE 06/07/02 TIME 1059 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

McHale 06/07/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/5/2002

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 71ED2002

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT JAMES M. DAWALT
DEBORAH A. DAWALT

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Leshe Levan

RELATIONSHIP Domestic Relations IDENTIFICATION _____

DATE 06/07/02 TIME 1113 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

Millard

DATE

06/07/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/5/2002

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 71ED2002

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT JAMES M. DAWALT
DEBORAH A. DAWALT

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON Cops Driver

RELATIONSHIP Col. Co. Tax Claim IDENTIFICATION _____

DATE 06/07/02 TIME 1030 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

Millard DATE 06/07/02

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Friday, June 07, 2002

H. JAMES HOCK
2626 OLD BERWICK RD
BLOOMSBURG, PA 17815-

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
VS

JAMES M. DAWALT
DEBORAH A. DAWALT

DOCKET # 71ED2002

JD # 507JD2002

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,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Mortgage Electronic
Registration Systems, Inc. its
Successors and Assigns, as
nominee for
First Union National Bank, as
Trustee of the Amortizing
RESidential Collateral Trust,
Series 2000-BC3, without
recourse
P.O. Box 57038
Irvine, CA 92619-7038

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

Plaintiff

v.

James M. Dawalt
Deborah A. Dawalt
P.O. Box 367
Lightstreet, PA 17839

NO. 2002-cv-507

2002-ED-71

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Deborah A. Dawalt
51 Levi Street
Lightstreet, PA 17839

Your house (real estate) at 367 Levi Street, Lightstreet, PA 17839 is scheduled to be sold at the Sheriff's Sale on August 14, 2002, at 9:30 AM in the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of \$113,758.82, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856)-482-6900.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-482-6900.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-482-6900.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

LAWYER REFERRAL SERVICE
Susquehanna Legal Services
168 E. 5th St
Bloomsburg, PA 17815
570-784-8760

ASSOCIATION DE LICENCIADOS DE FILADELFIA
Susquehanna Legal Services
168 E. 5th St
Bloomsburg, PA 17815
570-784-8760

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

71-02

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 6-5-02
DOCKET AND INDEX 6-7-02
SET FILE FOLDER UP 6-7-02
CHECK FOR PROPER INFO
WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LAST KNOWN ADDRESS ✓
NON-MILITARY AFFIDAVIT _____
NOTICES OF SHERIFF'S SALE 8
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LEINS LIST ✓
CHECK FOR ~~\$1200.00~~ CK 74466 for \$1500.00

* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE
NOTIFY THE ATTY TO SEND ADDITIONAL INFO.

SET SALE DATE AND ADV. DATES AND POSTING DATES Sale Aug. 14, 02 0930
POST ALL DATES ON CALANDER Post 7-12 Adv. 7-24, 31 & 8-7

- * SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT
- * SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. TILL SALE 3 TIMES
- * SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE _____

- * MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)
- * MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO.'s ON EXECUTION PAPERS _____

TYPE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES) _____

SERVICE

TYPE CARDS FOR DEFENDANTS _____

PUT PAPERS TOGETHER FOR DEFENDANTS _____

- * COPY OF WRIT FOR EACH DEFENDANT
- * NOTICE OF SHERIFF SALE
- * COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LEIN HOLDERS _____

*NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT _____

- * DOCKET ALL DATES

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Mortgage Electronic
Registration Systems, Inc. its
Successors and Assigns, as
nominee for
First Union National Bank, as
Trustee of the Amortizing
RESidential Collateral Trust,
Series 2000-BC3, without
recourse
P.O. Box 57038
Irvine, CA 92619-7038

Plaintiff

v.

James M. Dawalt
Deborah A. Dawalt
P.O. Box 367
Lightstreet, PA 17839

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 2002-cv-507

2002-ED-71

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Deborah A. Dawalt
51 Levi Street
Lightstreet, PA 17839

Your house (real estate) at 367 Levi Street, Lightstreet, PA 17839 is scheduled to be sold at the Sheriff's Sale on August 14, 2002, at 9:30 AM in the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of \$113,758.82, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856)-482-6900.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-482-6900.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-482-6900.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

LAWYER REFERRAL SERVICE
Susquehanna Legal Services
168 E. 5th St
Bloomsburg, PA 17815
570-784-8760

ASSOCIATION DE LICENCIADOS DE FILADELFIA
Susquehanna Legal Services
168 E. 5th St
Bloomsburg, PA 17815
570-784-8760

MARK J. UDREN & ASS(ATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Mortgage Electronic
Registration Systems, Inc. its
Successors and Assigns, as
nominee for
First Union National Bank, as
Trustee of the Amortizing
REsidential Collateral Trust,
Series 2000-BC3, without
recourse
P.O. Box 57038
Irvine, CA 92619-7038

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

Plaintiff

v.

James M. Dawalt
Deborah A. Dawalt
P.O. Box 367
Lightstreet, PA 17839

NO. 2002-cv-507

2002-ED-71

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Deborah A. Dawalt
51 Levi Street
Lightstreet, PA 17839

Your house (real estate) at 367 Levi Street, Lightstreet, PA 17839 is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of \$113,758.82, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856)-482-6900.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-482-6900.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-482-6900.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

LAWYER REFERRAL SERVICE
Susquehanna Legal Services
168 E. 5th St
Bloomsburg, PA 17815
570-784-8760

ASSOCIATION DE LICENCIADOS DE FILADELFIA
Susquehanna Legal Services
168 E. 5th St
Bloomsburg, PA 17815
570-784-8760

LAW OFFICES
MARK J. UDREN & ASSOCIATES
1040 NORTH KINGS HIGHWAY
SUITE 500
CHERRY HILL, NEW JERSEY 08034
856 . 482 . 6900
FAX: 856 . 482 . 1199

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

May 30, 2002

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

Re: Mortgage Electronic Registration Systems, Inc. its
Successors and Assigns, as nominee for
First Union National Bank, as Trustee of the Amortizing
Residential Collateral Trust, Series 2000-BC3, without
recourse
vs.
James M. Dawalt
Deborah A. Dawalt
Columbia County C.C.P. No.2002-cv-507

Dear Sir or Madam:

Please serve the Defendant's, James M. Dawalt and Deborah A.
Dawalt, with the Notice of Sheriff's Sale and any other required
documents at 51 Levi Street, Lightstreet, PA 17839.

Please return the completed service form in the enclosed self
addressed stamped envelope.

Thank you for your assistance in this matter.

Very truly yours,

Mark J. Udren, Esquire
MARK J. UDREN & ASSOCIATES

MJU/cms

Enclosures

SHERIFF'S SALE

WEDNESDAY AUGUST 14, 2002 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 71 OF 2002 ED AND CIVIL WRIT NO. 507 OF 2002 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' 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 or parcel of land, situate, lying and being in the Village of Light Street, Scott Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner of an alley and the north side of a street running east from Main Street in the Village of Light Street; thence along said alley north 9-3/4 degrees west 13.5 perches to corner junction of two alleys; thence by an alley lands now or formerly of Mr. Knouse, North 80-1/2 degrees East 80 feet to a marker; thence along lands of Carl G. Wanich South 9-3/4 degrees East 13.5 perches to a street aforementioned; thence along said street South 80-1/2 degrees West 80 feet to place of beginning.

BEING the same premises which, by his Deed dated March 10, 1980 and recorded in the Office of the Recorder of Deeds for Columbia County, Pennsylvania, at Deed Book 296, page 968, F.W. Schaeffer granted and conveyed unto James M. Dawalt, Grantor herein. Title to said premises vested in James M. Dawalt and Deborah A. Dawalt, husband and wife, by deed from James M. Dawalt, dated 12/27/99 and recorded 12/29/99 in deed book 1999, page 12181.

Known as 367 Levi Street, Lightstreet, PA 17839.

TAX ID NO. 31-1B1-091

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
March J. Udren
1040 N. Kings Hwy, Ste. 500
Cherry Hill NJ 08034

Sheriff of Columbia County
Harry A. Roadarmel, Jr.
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY AUGUST 14, 2002 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 71 OF 2002 ED AND CIVIL WRIT NO. 507 OF 2002 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' 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 or parcel of land, situate, lying and being in the Village of Light Street, Scott Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner of an alley and the north side of a street running east from Main Street in the Village of Light Street; thence along said alley north 9-3/4 degrees west 13.5 perches to corner junction of two alleys; thence by an alley lands now or formerly of Mr. Knouse, North 80-1/2 degrees East 80 feet to a marker; thence along lands of Carl G. Wanich South 9-3/4 degrees East 13.5 perches to a street aforementioned; thence along said street South 80-1/2 degrees West 80 feet to place of beginning.

BEING the same premises which, by his Deed dated March 10, 1980 and recorded in the Office of the Recorder of Deeds for Columbia County, Pennsylvania, at Deed Book 296, page 968, F.W. Schaeffer granted and conveyed unto James M. Dawalt, Grantor herein. Title to said premises vested in James M. Dawalt and Deborah A. Dawalt, husband and wife, by deed from James M. Dawalt, dated 12/27/99 and recorded 12/29/99 in deed book 1999, page 12181.

Known as 367 Levi Street, Lightstreet, PA 17839.

TAX ID NO. 31-1B1-091

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
March J. Udren
1040 N. Kings Hwy, Ste. 500
Cherry Hill NJ 08034

Sheriff of Columbia County
Harry A. Roadarmel, Jr.
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY AUGUST 14, 2002 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 71 OF 2002 ED AND CIVIL WRIT NO. 507 OF 2002 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' 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 or parcel of land, situate, lying and being in the Village of Light Street, Scott Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner of an alley and the north side of a street running east from Main Street in the Village of Light Street; thence along said alley north 9-3/4 degrees west 13.5 perches to corner junction of two alleys; thence by an alley lands now or formerly of Mr. Knouse, North 80-1/2 degrees East 80 feet to a marker; thence along lands of Carl G. Wanich South 9-3/4 degrees East 13.5 perches to a street aforementioned; thence along said street South 80-1/2 degrees West 80 feet to place of beginning.

BEING the same premises which, by his Deed dated March 10, 1980 and recorded in the Office of the Recorder of Deeds for Columbia County, Pennsylvania, at Deed Book 296, page 968, F.W. Schaeffer granted and conveyed unto James M. Dawalt, Grantor herein. Title to said premises vested in James M. Dawalt and Deborah A. Dawalt, husband and wife, by deed from James M. Dawalt, dated 12/27/99 and recorded 12/29/99 in deed book 1999, page 12181.

Known as 367 Levi Street, Lightstreet, PA 17839.

TAX ID NO. 31-1B1-091

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
March J. Udren
1040 N. Kings Hwy, Ste. 500
Cherry Hill NJ 08034

Sheriff of Columbia County
Harry A. Roadarmel, Jr.
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY AUGUST 14, 2002 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 71 OF 2002 ED AND CIVIL WRIT NO. 507 OF 2002 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' 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 or parcel of land, situate, lying and being in the Village of Light Street, Scott Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner of an alley and the north side of a street running east from Main Street in the Village of Light Street; thence along said alley north 9-3/4 degrees west 13.5 perches to corner junction of two alleys; thence by an alley lands now or formerly of Mr. Khouse, North 80-1/2 degrees East 80 feet to a marker; thence along lands of Carl G. Wanich South 9-3/4 degrees East 13.5 perches to a street aforementioned; thence along said street South 80-1/2 degrees West 80 feet to place of beginning.

BEING the same premises which, by his Deed dated March 10, 1980 and recorded in the Office of the Recorder of Deeds for Columbia County, Pennsylvania, at Deed Book 296, page 968, F.W. Schaeffer granted and conveyed unto James M. Dawalt, Grantor herein. Title to said premises vested in James M. Dawalt and Deborah A. Dawalt, husband and wife, by deed from James M. Dawalt, dated 12/27/99 and recorded 12/29/99 in deed book 1999, page 12181.

Known as 367 Levi Street, Lightstreet, PA 17839.

TAX ID NO. 31-1B1-091

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
March J. Udren
1040 N. Kings Hwy, Ste. 500
Cherry Hill NJ 08034

Sheriff of Columbia County
Harry A. Roadarmel, Jr.
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY AUGUST 14, 2002 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 71 OF 2002 ED AND CIVIL WRIT NO. 507 OF 2002 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' 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 or parcel of land, situate, lying and being in the Village of Light Street, Scott Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner of an alley and the north side of a street running east from Main Street in the Village of Light Street; thence along said alley north 9-3/4 degrees west 13.5 perches to corner junction of two alleys; thence by an alley lands now or formerly of Mr. Knouse, North 80-1/2 degrees East 80 feet to a marker; thence along lands of Carl G. Wanich South 9-3/4 degrees East 13.5 perches to a street aforementioned; thence along said street South 80-1/2 degrees West 80 feet to place of beginning.

BEING the same premises which, by his Deed dated March 10, 1980 and recorded in the Office of the Recorder of Deeds for Columbia County, Pennsylvania, at Deed Book 296, page 968, F.W. Schaeffer granted and conveyed unto James M. Dawalt, Grantor herein. Title to said premises vested in James M. Dawalt and Deborah A. Dawalt, husband and wife, by deed from James M. Dawalt, dated 12/27/99 and recorded 12/29/99 in deed book 1999, page 12181.

Known as 367 Levi Street, Lightstreet, PA 17839.

TAX ID NO. 31-1B1-091

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
March J. Udren
1040 N. Kings Hwy, Ste. 500
Cherry Hill NJ 08034

Sheriff of Columbia County
Harry A. Roadarmel, Jr.
www.sheriffofcolumbiacounty.com

ATTORNEY FOR PLAINTIFF

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

MORTGAGE FORECLOSURE

NO. 2002-cv-507

2107 \rightarrow M1

44-38861-ED-11

F EXECUTION

rest and costs in the

[illegible]

the following description

the following descr

7839

Date _____

MARK J. UDREN & ASSC LATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Mortgage Electronic :
Registration Systems, Inc. its : COURT OF COMMON PLEAS
Successors and Assigns, as : CIVIL DIVISION
nominee for : Columbia County
First Union National Bank, as : MORTGAGE FORECLOSURE
Trustee of the Amortizing :
REsidential Collateral Trust, :
Series 2000-BC3, without :
recourse :
P.O. Box 57038 :
Irvine, CA 92619-7038 :

Plaintiff

v.

James M. Dawalt
Deborah A. Dawalt

NO. 2002-cv-507

2002-ED-71

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

Mortgage Electronic Registration Systems, Inc. its Successors and Assigns, as nominee for First Union National Bank, as Trustee of the Amortizing REsidential Collateral Trust, Series 2000-BC3, without recourse, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 367 Levi Street, Lightstreet, PA 17839

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

James M. Dawalt 51 Levi Street
Lightstreet, PA 17839

Deborah A. Dawalt 51 Levi Street
Lightstreet, PA 17839

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

same as above

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

Name	Address
------	---------

none

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

Name	Address
------	---------

Plaintiff herein.	See Caption above.
-------------------	--------------------

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

Name	Address
------	---------

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
------	---------

Domestic Relations Section	PO Box 380, Bloomsburg, PA 17815
----------------------------	----------------------------------

Columbia County Tax Claim Bureau	PO Box 380, Bloomsburg, PA 17815
----------------------------------	----------------------------------

Commonwealth of PA, Department of Revenue	Bureau of Compliance, Dept. 280946 Harrisburg, PA 17128-0946
--	---

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:

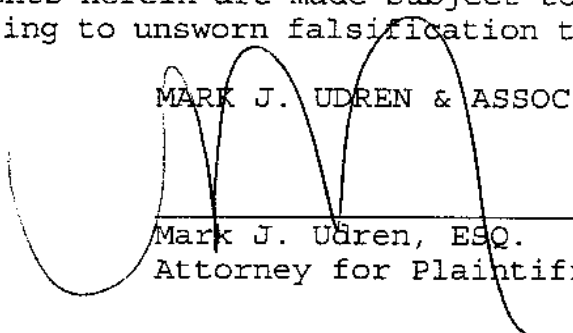
Name	Address
------	---------

Tenants/Occupants	367 Levi Street Lightstreet, PA 17839
-------------------	--

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. sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

DATED: May 30, 2002



Mark J. Udren, ESQ.
Attorney for Plaintiff

MARK J. UDREN & ASSC LATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Mortgage Electronic	:	COURT OF COMMON PLEAS
Registration Systems, Inc. its	:	CIVIL DIVISION
Successors and Assigns, as	:	Columbia County
nominee for	:	
First Union National Bank, as	:	MORTGAGE FORECLOSURE
Trustee of the Amortizing	:	
REsidential Collateral Trust,	:	
Series 2000-BC3, without	:	
recourse	:	
P.O. Box 57038	:	
Irvine, CA 92619-7038	:	
	:	
Plaintiff	:	
	:	
v.	:	
	:	
James M. Dawalt	:	NO. 2002-cv-507
Deborah A. Dawalt	:	
	:	2002-ED-71
	:	
Defendant(s)	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

Mortgage Electronic Registration Systems, Inc. its Successors and Assigns, as nominee for First Union National Bank, as Trustee of the Amortizing REsidential Collateral Trust, Series 2000-BC3, without recourse, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 367 Levi Street, Lightstreet, PA 17839

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

James M. Dawalt	51 Levi Street Lightstreet, PA 17839
-----------------	---

Deborah A. Dawalt	51 Levi Street Lightstreet, PA 17839
-------------------	---

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

same as above

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

Name	Address
------	---------

none

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

Name	Address
------	---------

Plaintiff herein.	See Caption above.
-------------------	--------------------

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

Name	Address
------	---------

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
------	---------

Domestic Relations Section	PO Box 380, Bloomsburg, PA 17815
----------------------------	----------------------------------

Columbia County Tax Claim Bureau	PO Box 380, Bloomsburg, PA 17815
----------------------------------	----------------------------------

Commonwealth of PA, Department of Revenue	Bureau of Compliance, Dept. 280946 Harrisburg, PA 17128-0946
--	---

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:

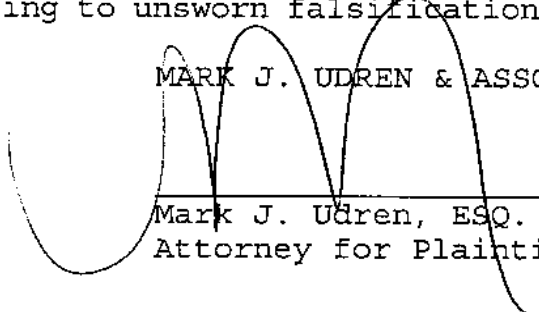
Name	Address
------	---------

Tenants/Occupants	367 Levi Street Lightstreet, PA 17839
-------------------	--

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. sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

DATED: May 30, 2002



Mark J. Udren, ESQ.
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Mortgage Electronic	:	COURT OF COMMON PLEAS
Registration Systems, Inc. its	:	CIVIL DIVISION
Successors and Assigns, as	:	Columbia County
nominee for	:	
First Union National Bank, as	:	MORTGAGE FORECLOSURE
Trustee of the Amortizing	:	
REsidential Collateral Trust,	:	
Series 2000-BC3, without	:	
recourse	:	
P.O. Box 57038	:	
Irvine, CA 92619-7038	:	
	:	
Plaintiff	:	
	:	
v.	:	
	:	
James M. Dawalt	:	NO. 2002-cv-507
Deborah A. Dawalt	:	
	:	<i>2002-ED-71</i>
Defendant(s)	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

Mortgage Electronic Registration Systems, Inc. its Successors and Assigns, as nominee for First Union National Bank, as Trustee of the Amortizing REsidential Collateral Trust, Series 2000-BC3, without recourse, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecept for the Writ of Execution was filed the following information concerning the real property located at: 367 Levi Street, Lightstreet, PA 17839

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

James M. Dawalt	51 Levi Street Lightstreet, PA 17839
-----------------	---

Deborah A. Dawalt	51 Levi Street Lightstreet, PA 17839
-------------------	---

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

same as above

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

Name	Address
------	---------

none

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

Name	Address
------	---------

Plaintiff herein.	See Caption above.
-------------------	--------------------

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

Name	Address
------	---------

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
------	---------

Domestic Relations Section	PO Box 380, Bloomsburg, PA 17815
----------------------------	----------------------------------

Columbia County Tax Claim Bureau	PO Box 380, Bloomsburg, PA 17815
----------------------------------	----------------------------------

Commonwealth of PA, Department of Revenue	Bureau of Compliance, Dept. 280946 Harrisburg, PA 17128-0946
--	---

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
------	---------

Tenants/Occupants	367 Levi Street Lightstreet, PA 17839
-------------------	--

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. sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

DATED: May 30, 2002

Mark J. Udren, ESQ.
Attorney for Plaintiff

card to you.
■ Attach this form to the front of the mailpiece, or on the back if space does not permit.
■ Write "Return Receipt Requested" on the mailpiece below the article number.
■ The Return Receipt will show to whom the article was delivered and the date delivered.

Is your RETURN ADDRESS completed on the reverse side?

1. ☒ Addressee's Address
2. ☐ Restricted Delivery
Consult postmaster for fee.

4a. Article Number

7001194000002622240

4b. Service Type

☒ Certified
☐ Registered
☐ Express Mail
☐ Insured
☐ Return Receipt for Merchandise
☐ COD

7. Date of Delivery

JUN 10 2002

8. Addressee's Address (Only if requested and fee is paid)

OFFICE OF F.A.I.R.
DEPT. OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X

Is your RETURN ADDRESS completed on the reverse side?

102595-97-B

PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee): 71-02

1. ☒ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

4a. Article Number

70011940000026262073

4b. Service Type

☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

JUN 13

5. Received By: (Print Name)

J. MOORE

6. Signature: (Addressee or Agent)

X J. Moore

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, a
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee): 71ED2002

1. ☒ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Commonwealth of PA
Dept. 280946
Harrisburg, PA 17128

4a. Article Number

70011940000139918607

4b. Service Type

☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

JUN 10 2002

5. Received By: (Print Name)

Samuel J. Ventura

6. Signature: (Addressee or Agent)

X Samuel J. Ventura

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, a
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee): 71-02

1. ☒ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

COMMONWEALTH OF PENNSYLVANIA 70011940000026262080
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG PA 17128-1230

☒ Certified
☐ Insured
☐ COD

JUN 10 2002

5. Received By: (Print Name)

Samuel J. Ventura

6. Signature: (Addressee or Agent)

X Samuel J. Ventura

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

MARK J. UDREN & ASSC. ATES
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
1040 N. KINGS HIGHWAY, SUITE 500
CHERRY HILL, NJ 08034
856-482-6900

ATTORNEY FOR PLAINTIFF

Mortgage Electronic
Registration Systems, Inc. its
Successors and Assigns, as
nominee for
First Union National Bank, as
Trustee of the Amortizing
REsidential Collateral Trust,
Series 2000-BC3, without
recourse
P.O. Box 57038
Irvine, CA 92619-7038

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

Plaintiff

v.

James M. Dawalt
Deborah A. Dawalt

NO. 2002-cv-507

2002-ED-71

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

Mortgage Electronic Registration Systems, Inc. its Successors and Assigns, as nominee for First Union National Bank, as Trustee of the Amortizing REsidential Collateral Trust, Series 2000-BC3, without recourse, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 367 Levi Street, Lightstreet, PA 17839

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

James M. Dawalt 51 Levi Street
Lightstreet, PA 17839

Deborah A. Dawalt 51 Levi Street
Lightstreet, PA 17839

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

same as above

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

Name	Address
------	---------

none

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

Name	Address
------	---------

Plaintiff herein.	See Caption above.
-------------------	--------------------

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

Name	Address
------	---------

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
------	---------

Domestic Relations Section	PO Box 380, Bloomsburg, PA 17815
----------------------------	----------------------------------

Columbia County Tax Claim Bureau	PO Box 380, Bloomsburg, PA 17815
----------------------------------	----------------------------------

Commonwealth of PA, Department of Revenue	Bureau of Compliance, Dept. 280946 Harrisburg, PA 17128-0946
--	---

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:

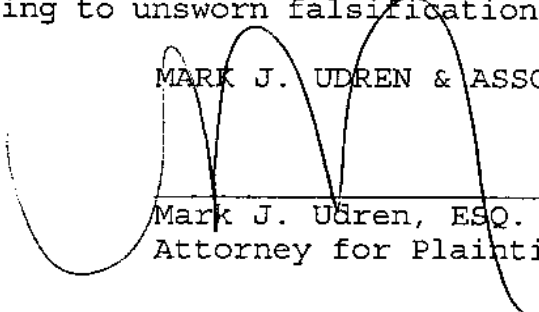
Name	Address
------	---------

Tenants/Occupants	367 Levi Street Lightstreet, PA 17839
-------------------	--

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. sec. 4904 relating to unsworn falsification to authorities.

MARK J. UDREN & ASSOCIATES

DATED: May 30, 2002



Mark J. Udren, ESQ.
Attorney for Plaintiff

MARK J. UDREN & ASSOCIATES

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO.04302

1040 N. KINGS HIGHWAY, SUITE 500

CHERRY HILL, NJ 08034

856-482-6900

Mortgage Electronic
Registration Systems, Inc. its
Successors and Assigns, as
nominee for
First Union National Bank, as
Trustee of the Amortizing
Residential Collateral Trust,
Series 2000-BC3, without
recourse
P.O. Box 57038
Irvine, CA 92619-7038

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

Plaintiff

v.

James M. Dawalt
Deborah A. Dawalt

NO. 2002-cv-507

2002-ED-71

Defendant(s)

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

- I. The judgment entered in the above matter is based on an Action:
- ☐ A. In Assumpsit (Contract)
 - ☐ B. In Trespass (Accident)
 - ☒ C. In Mortgage Foreclosure
 - ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.
- II. The Defendant(s) own the property being exposed to sale as:
- ☐ A. An individual
 - ☒ B. Tenants by Entireties
 - ☐ C. Joint Tenants with right of survivorship
 - ☐ D. A partnership
 - ☐ E. Tenants in Common
 - ☐ F. A corporation
- III. The Defendant(s) is (are):
- ☒ A. Resident in the Commonwealth of Pennsylvania
 - ☐ B. Not resident in the Commonwealth of Pennsylvania
 - ☐ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.
- Resident:

Mark J. Udren, ESQUIRE
Address & I.D. # as above

ATTORNEY FOR PLAINTIFF

V.

Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

ATTORNEY FOR PLAINTIFF

Plaintiff

V.

NO. 2002-cv-507

Defendant (s)

Mark J. Udren, Esquire, hereby states that he is the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- () An FHA insured mortgage
- () Non-owner occupied
- () Vacant
- (x) Act 91 procedures have been fulfilled.
- () Over 24 months delinquent.

MARK J. UDREN & ASSOCIATES

Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

PLAINTIFF

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PA.

NO.


J.D.

NO.

E.D.

DEFENDANT

CIVIL ACTION--LAW
MORTGAGE FORECLOSUREWAIVER OF WATCHMAN

I, Attorney  do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's Sale thereof.

Attorney for Plaintiff

WITNESSETH, that the Grantor, in consideration of One Dollar (\$1.00) to him now paid by the Grantees, does grant, bargain, sell and convey to the Grantees, their heirs and assigns,

ALL that certain piece or parcel of land, situate, lying and being in the Village of Light Street, Columbia County, Pennsylvania, bounded and described as follows: Scott Township

BEGINNING at a corner of an alley and the north side of a street running east from Main Street in the Village of Light Street; thence along said alley north 9-3/4 degrees west 13.5 perches to corner junction of two alleys; thence by an alley and lands now or formerly of Mr. Knouse, North 80-1/2 degrees East 80 feet to a marker; thence along lands of Carl G. Wanich South 9-3/4 degrees East 13.5 perches to a street aforementioned; thence along said street South 80-1/2 degrees West 80 feet to place of beginning.

BEING the same premises which, by his Deed dated March 10, 1980 and recorded in the Office of the Recorder of Deeds for Columbia County, Pennsylvania, at Deed Book 296, page 968, F.W. Schaeffer granted and conveyed unto James M. Dawalt, Grantor herein.

Title to said premises vested in James M. Dawalt and Deborah A. Dawalt, husband and wife, by deed from James M. Dawalt, dated 12/27/99 and recorded 12/29/99 in deed book 1999, page 12181.

Known as 367 Levi Street, Lightstreet, PA 17839

Tax ID No. 31-1B1-091

WITNESSETH, that the Grantor, in consideration of One Dollar (\$1.00) to him now paid by the Grantees, does grant, bargain, sell and convey to the Grantees, their heirs and assigns,

ALL that certain piece or parcel of land, situate, lying and being in the Village of Light Street, Columbia County, Pennsylvania, bounded and described as follows: Scott Township

BEGINNING at a corner of an alley and the north side of a street running east from Main Street in the Village of Light Street; thence along said alley north $9\frac{3}{4}$ degrees west 13.5 perches to corner junction of two alleys; thence by an alley and lands now or formerly of Mr. Knouse, North $80\frac{1}{2}$ degrees East 80 feet to a marker; thence along lands of Carl G. Wanich South $9\frac{3}{4}$ degrees East 13.5 perches to a street aforementioned; thence along said street South $80\frac{1}{2}$ degrees West 80 feet to place of beginning.

BEING the same premises which, by his Deed dated March 10, 1980 and recorded in the Office of the Recorder of Deeds for Columbia County, Pennsylvania, at Deed Book 296, page 968, F.W. Schaeffer granted and conveyed unto James M. Dawalt, Grantor herein.

Title to said premises vested in James M. Dawalt and Deborah A. Dawalt, husband and wife, by deed from James M. Dawalt, dated 12/27/99 and recorded 12/29/99 in deed book 1999, page 12181.

Known as 367 Levi Street, Lightstreet, PA 17839

Tax ID No. 31-1B1-091

WITNESSETH, that the Grantor, in consideration of One Dollar (\$1.00) to him now paid by the Grantees, does grant, bargain, sell and convey to the Grantees, their heirs and assigns,

ALL that certain piece or parcel of land, situate, lying and being in the Village of Light Street, Columbia County, Pennsylvania, bounded and described as follows: Scott Township

BEGINNING at a corner of an alley and the north side of a street running east from Main Street in the Village of Light Street; thence along said alley north $9\frac{3}{4}$ degrees west 13.5 perches to corner junction of two alleys; thence by an alley and lands now or formerly of Mr. Knouse, North $80\frac{1}{2}$ degrees East 80 feet to a marker; thence along lands of Carl G. Wanich South $9\frac{3}{4}$ degrees East 13.5 perches to a street aforementioned; thence along said street South $80\frac{1}{2}$ degrees West 80 feet to place of beginning.

BEING the same premises which, by his Deed dated March 10, 1980 and recorded in the Office of the Recorder of Deeds for Columbia County, Pennsylvania, at Deed Book 296, page 968, P.W. Schaeffer granted and conveyed unto James M. Dawalt, Grantor herein.

Title to said premises vested in James M. Dawalt and Deborah A. Dawalt, husband and wife, by deed from James M. Dawalt, dated 12/27/99 and recorded 12/29/99 in deed book 1999, page 12181.

Known as 367 Levi Street, Lightstreet, PA 17839

Tax ID No. 31-1B1-091

WITNESSETH, that the Grantor, in consideration of One Dollar (\$1.00) to him now paid by the Grantees, does grant, bargain, sell and convey to the Grantees, their heirs and assigns,

ALL that certain piece or parcel of land, situate, lying and being in the Village of Light Street, Columbia County, Pennsylvania, bounded and described as follows: Scott Township

BEGINNING at a corner of an alley and the north side of a street running east from Main Street in the Village of Light Street; thence along said alley north $9\frac{3}{4}$ degrees west 13.5 perches to corner junction of two alleys; thence by an alley and lands now or formerly of Mr. Knouse, North $80\frac{1}{2}$ degrees East 80 feet to a marker; thence along lands of Carl G. Wanich South $9\frac{3}{4}$ degrees East 13.5 perches to a street aforementioned; thence along said street South $80\frac{1}{2}$ degrees West 80 feet to place of beginning.

BEING the same premises which, by his Deed dated March 10, 1980 and recorded in the Office of the Recorder of Deeds for Columbia County, Pennsylvania, at Deed Book 296, page 968, P.W. Schaeffer granted and conveyed unto James M. Dawalt, Grantor herein.

Title to said premises vested in James M. Dawalt and Deborah A. Dawalt, husband and wife, by deed from James M. Dawalt, dated 12/27/99 and recorded 12/29/99 in deed book 1999, page 12181.

Known as 367 Levi Street, Lightstreet, PA 17839

Tax ID No. 31-1B1-091

WITNESSETH, that the Grantor, in consideration of One Dollar (\$1.00) to him now paid by the Grantees, does grant, bargain, sell and convey to the Grantees, their heirs and assigns,

ALL that certain piece or parcel of land, situate, lying and being in the Village of Light Street, Columbia County, Pennsylvania, bounded and described as follows: Scott Township

BEGINNING at a corner of an alley and the north side of a street running east from Main Street in the Village of Light Street; thence along said alley north $9\frac{3}{4}$ degrees west 13.5 perches to corner junction of two alleys; thence by an alley and lands now or formerly of Mr. Knouse, North $80\frac{1}{2}$ degrees East 80 feet to a marker; thence along lands of Carl G. Wanich South $9\frac{3}{4}$ degrees East 13.5 perches to a street aforementioned; thence along said street South $80\frac{1}{2}$ degrees West 80 feet to place of beginning.

BEING the same premises which, by his Deed dated March 10, 1980 and recorded in the Office of the Recorder of Deeds for Columbia County, Pennsylvania, at Deed Book 296, page 968, F.W. Schaeffer granted and conveyed unto James M. Dawalt, Grantor herein.

Title to said premises vested in James M. Dawalt and Deborah A. Dawalt, husband and wife, by deed from James M. Dawalt, dated 12/27/99 and recorded 12/29/99 in deed book 1999, page 12181.

Known as 367 Levi Street, Lightstreet, PA 17839

Tax ID No. 31-1B1-091

WITNESSETH, that the Grantor, in consideration of One Dollar (\$1.00) to him now paid by the Grantees, does grant, bargain, sell and convey to the Grantees, their heirs and assigns,

ALL that certain piece or parcel of land, situate, lying and being in the Village of Light Street, Columbia County, Pennsylvania, bounded and described as follows: Scott Township

BEGINNING at a corner of an alley and the north side of a street running east from Main Street in the Village of Light Street; thence along said alley north $9-3/4$ degrees west 13.5 perches to corner junction of two alleys; thence by an alley and lands now or formerly of Mr. Knouse, North $80-1/2$ degrees East 80 feet to a marker; thence along lands of Carl G. Wanich South $9-3/4$ degrees East 13.5 perches to a street aforementioned; thence along said street South $80-1/2$ degrees West 80 feet to place of beginning.

BEING the same premises which, by his Deed dated March 10, 1980 and recorded in the Office of the Recorder of Deeds for Columbia County, Pennsylvania, at Deed Book 296, page 968, F.W. Schaeffer granted and conveyed unto James M. Dawalt, Grantor herein.

Title to said premises vested in James M. Dawalt and Deborah A. Dawalt, husband and wife, by deed from James M. Dawalt, dated 12/27/99 and recorded 12/29/99 in deed book 1999, page 12181.

Known as 367 Levi Street, Lightstreet, PA 17839

Tax ID No. 31-1B1-091

WITNESSETH, that the Grantor, in consideration of One Dollar (\$1.00) to him now paid by the Grantees, does grant, bargain, sell and convey to the Grantees, their heirs and assigns,

ALL that certain piece or parcel of land, situate, lying and being in the Village of Light Street, Columbia County, Pennsylvania, bounded and described as follows: Scott Township

BEGINNING at a corner of an alley and the north side of a street running east from Main Street in the Village of Light Street; thence along said alley north $9\frac{3}{4}$ degrees west 13.5 perches to corner junction of two alleys; thence by an alley and lands now or formerly of Mr. Knouse, North $80\frac{1}{2}$ degrees East 80 feet to a marker; thence along lands of Carl G. Wanich South $9\frac{3}{4}$ degrees East 13.5 perches to a street aforementioned; thence along said street South $80\frac{1}{2}$ degrees West 80 feet to place of beginning.

BEING the same premises which, by his Deed dated March 10, 1980 and recorded in the Office of the Recorder of Deeds for Columbia County, Pennsylvania, at Deed Book 296, page 968, P.W. Schaeffer granted and conveyed unto James M. Dawalt, Grantor herein.

Title to said premises vested in James M. Dawalt and Deborah A. Dawalt, husband and wife, by deed from James M. Dawalt, dated 12/27/99 and recorded 12/29/99 in deed book 1999, page 12181.

Known as 367 Levi Street, Lightstreet, PA 17839

Tax ID No. 31-1B1-091

WITNESSETH, that the Grantor, in consideration of One Dollar (\$1.00) to him now paid by the Grantees, does grant, bargain, sell and convey to the Grantees, their heirs and assigns,

ALL that certain piece or parcel of land, situate, lying and being in the Village of Light Street, Columbia County, Pennsylvania, bounded and described as follows: Scott Township

BEGINNING at a corner of an alley and the north side of a street running east from Main Street in the Village of Light Street; thence along said alley north $9\frac{3}{4}$ degrees west 13.5 perches to corner junction of two alleys; thence by an alley and lands now or formerly of Mr. Knouse, North $80\frac{1}{2}$ degrees East 80 feet to a marker; thence along lands of Carl G. Wanich South $9\frac{3}{4}$ degrees East 13.5 perches to a street aforementioned; thence along said street South $80\frac{1}{2}$ degrees West 80 feet to place of beginning.

BEING the same premises which, by his Deed dated March 10, 1980 and recorded in the Office of the Recorder of Deeds for Columbia County, Pennsylvania, at Deed Book 296, page 968, F.W. Schaeffer granted and conveyed unto James M. Dawalt, Grantor herein.

Title to said premises vested in James M. Dawalt and Deborah A. Dawalt, husband and wife, by deed from James M. Dawalt, dated 12/27/99 and recorded 12/29/99 in deed book 1999, page 12181.

Known as 367 Levi Street, Lightstreet, PA 17839

Tax ID No. 31-1B1-091

LAW OFFICES
MARK J. UDREN & ASSOCIATES
1040 NORTH KINGS HIGHWAY
SUITE 500
CHERRY HILL, NEW JERSEY 08034
856 . 482 . 6900
FAX: 856 . 482 . 1199

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

May 30, 2002

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

Re: Mortgage Electronic Registration Systems, Inc. its
Successors and Assigns, as nominee for
First Union National Bank, as Trustee of the Amortizing
Residential Collateral Trust, Series 2000-BC3, without
recourse
vs.
James M. Dawalt
Deborah A. Dawalt
Columbia County C.C.P. No.2002-cv-507

Dear Sir or Madam:

Please serve the Defendant's, **James M. Dawalt and Deborah A. Dawalt**, with the Notice of Sheriff's Sale and any other required documents at **51 Levi Street, Lightstreet, PA 17839**.

Please return the completed service form in the enclosed self addressed stamped envelope.

Thank you for your assistance in this matter.

Very truly yours,

Mark J. Udren, Esquire
MARK J. UDREN & ASSOCIATES

MJU/cms

Enclosures

LAW OFFICES OF MARK J. UDREN & ASSOCIATES

ESCROW ACCOUNT
CHERRY HILL, NJ 08034

PNC BANK, N.A.
PHILADELPHIA, PA 020

74466

3-51
310

74466

*** One Thousand Five Hundred ***

00/100

PAY
TO THE
ORDER OF

Sheriff of Columbia County

DATE
May 31, 2002

AMOUNT
\$1,500.00

RE: Sheriff Sale Deposit

#0231973 Dawalt

Mark J. Udren

⑈074466⑈ ⑆031000053⑆ 8612171472⑈

