

SHERIFF'S SALE COST SHEET

Matrix Financial Services vs. Clark & Regina Smith
 NO. 1-03 ED NO. 1079-03 JD DATE/TIME OF SALE 5/10/03

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 195.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 42.50
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ 12.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ 6.50
NOTARY	\$ 12.00
TOTAL *****	\$ 355.50

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 540.20
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ 765.20

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

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

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****	\$	-0-

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

TOTAL COSTS (OPENING BID) \$ 1265.70

1350.00 Dep.
 # 84.30 refund

FEDERMAN AND PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
Kristin.demuro@fedphe-pa.com

Kristin M. DeMuro
Legal Assistant, Ext. 1283

Representing Lenders in
Pennsylvania and New Jersey

May 7, 2003

Via Telefax (570) 389-5625

Memorandum

To: Office of the Sheriff
COLUMBIA County

Attn: Real Estate Dept.

Re: MATRIX FINANCIAL SERVICES
v. CLARK E. SMITH and REGINA SMITH
No. 2002-CV-1279
Premises: 419 NORTH STATE STREET, MILLVILLE, PA 17846

Dear Sir or Madam:

Please **STAY** the Sheriff's Sale of the above referenced property which is scheduled for **5/7/03**, return the original writ of execution to the Prothonotary's office and refund any unused money to our office.

The stay is necessary due to a pending title claim.

No funds were received in consideration for the stay.

Should you have any questions or concerns do not hesitate to contact me.

Very truly yours,

Kristin M. DeMuro
Kristin M. DeMuro

FAX

TO: Real Estate Dept

Company: Columbia County Sheriff's Office

Fax Number: (570) 389-5625

Phone Number:

FROM:

Fax Number:

Phone Number:

NOTES:

Date and time of transmission: Wednesday, May 07, 2003 8:36:20 AM

Number of pages including this cover sheet: 02

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

Matrix Fin. Services vs Clark & Regina Smith

NO. 1-03 ED NO. 1279-02 JD

DATE/TIME OF SALE: 5-7-03 0930

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

LIEN CERTIFICATE: \$ _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S SALE COST SHEET

Mattijy Financial Services VS. Clark & Regina Smith
 NO. 1-03 ED NO. 1279-02 JD DATE/TIME OF SALE 5-7-03 / 0930

DOCKET/RETURN \$15.00
 SERVICE PER DEF. \$ 195.00
 LEVY (PER PARCEL \$15.00
 MAILING COSTS \$ 12.50
 ADVERTISING SALE BILLS & COPIES \$17.50
 ADVERTISING SALE (NEWSPAPER) \$15.00
 MILEAGE \$ 13.00
 POSTING HANDBILL \$15.00
 CRYING/ADJOURN SALE \$10.00
 SHERIFF'S DEED \$35.00
 TRANSFER TAX FORM \$25.00
 DISTRIBUTION FORM \$25.00
 COPIES \$ 6.50
 NOTARY \$ 12.00

TOTAL ***** \$ 440.50

WEB POSTING \$150.00
 PRESS ENTERPRISE INC. \$ 540.20
 SOLICITOR'S SERVICES \$75.00

TOTAL ***** \$ 765.20

PROTHONOTARY (NOTARY) \$10.00
 RECORDER OF DEEDS \$ 41.50

TOTAL ***** \$ 51.50

REAL ESTATE TAXES:
 BORO, TWP & COUNTY 20 \$ 21 \$-2203
 SCHOOL DIST. 20 \$
 DELINQUENT 20 \$ 10.00

TOTAL ***** \$ 10.00

MUNICIPAL FEES DUE:
 SEWER 20 \$ 114.84
 WATER 20 \$

TOTAL ***** \$ 114.84

SURCHARGE FEE (DSTE) \$ 140.00

MISC. \$
 \$

TOTAL ***** \$ -0-

TOTAL COSTS (OPENING BID) \$ 1522.04

FEDERMAN AND PHELAN, L.L.P.
One Penn Center at Suburban Station
1817 John F. Kennedy
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
Kristin.Demuro@fedphe-pa.com

Kristin M. DeMuro
Legal Assistant, Ext. 1283

Representing Lenders in
Pennsylvania and New Jersey

March 25, 2003

Via Telefax (570)389-5625

Memorandum

To: Office of the Sheriff
COLUMBIA County

Attn: Real Estate Dept.

Re: MATRIX FINANCIAL SERVICES
v. CLARK E. SMITH and REGINA SMITH
No. 2002-CV-1279
Premises: 419 NORTH STATE STREET, MILLVILLE, PA 17846

Dear Sir or Madam,

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for **3/26/03**. Please relist the property for the **5/7/03** sale.

Should you have any questions or concerns do not hesitate to contact me.

Very truly yours,

Kristin M. DeMuro
Kristin M. DeMuro

FAX

TO: Real Estate Dept

Company: Columbia County Sheriff's Office
Fax Number: (570) 389-5625
Phone Number:

FROM:

Fax Number:
Phone Number:

NOTES:

Date and time of transmission: Tuesday, March 25, 2003 4:22:20 PM
Number of pages including this cover sheet: 02

SHERIFF'S SALE COST SHEET

Mature Fin. Services vs. Clark + Regina Smith
 NO. 1-03 ED NO. 1279-02 JD DATE/TIME OF SALE 3-26-03 0930

DOCKET/RETURN	\$15.00
SERVICE/PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>440.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>540.20</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>765.20</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ 307.68 <u>Apr 30 - June 30</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>10.00</u>
TOTAL ***** \$ <u>317.68</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>114.84</u>
WATER 20	\$
TOTAL ***** \$ <u>114.84</u>	

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

TOTAL COSTS (OPENING BID) \$ 1829.72

<p>Item 4: If Restricted Delivery is desired:</p> <p>Print your name and address on the reverse so that we can return the card to you.</p> <p>Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>1. Article Addressed to:</p> <p>Regina Smith 4201 West Silver Spring Blvd Ocala FL 34432</p>
<p>2. Article Number (Transfer from service label) 70020460000152432921</p> <p>PS Form 3811, August 2001 Domestic Return Receipt</p>		

<p>Item 4: If Restricted Delivery is desired:</p> <p>Print your name and address on the reverse so that we can return the card to you.</p> <p>Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>1. Article Addressed to:</p> <p>Commonwealth of PA PO Box 275 Harrisburg, PA 17105</p>
<p>2. Article Number (Transfer from service label) 70020460000152432914</p> <p>PS Form 3811, August 2001 Domestic Return Receipt</p>		

<p>Item 4: If Restricted Delivery is desired:</p> <p>Print your name and address on the reverse so that we can return the card to you.</p> <p>Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>1. Article Addressed to:</p> <p>OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105</p>
<p>2. Article Number (Transfer from service label) 70020460000152432945</p> <p>PS Form 3811, August 2001 Domestic Return Receipt</p>		

SENDER: COMPLETE THIS SECTION

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

INTERNAL REVENUE SERVICE
 TECHNICAL SUPPORT GROUP
 WILLIAM GREEN FEDERAL BUILDING
 600 ARCH STREET ROOM 3259
 PHILADELPHIA, PA 19106

COMPLETE THIS SECTION ON DELIVERY

- A. Signature 1-03
☐ Agent
☒ Address
 B. Received by (Printed Name) J. Somers
 C. Date of Delivery 1/15/02
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
 (Transfer from service label)

70020460000152432938

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Clark Smith
 4001 West Silver Spring Blvd
 Ocala, FL 34482

COMPLETE THIS SECTION ON DELIVERY

- A. Signature 1-03
☐ Agent
☒ Address
 B. Received by (Printed Name) Philadelphi
 C. Date of Delivery 1/15/02
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
 (Transfer from service label)

70020460000152432884

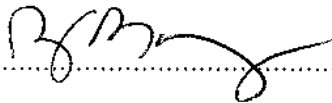
PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of March 5, 12, 19, 2003 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

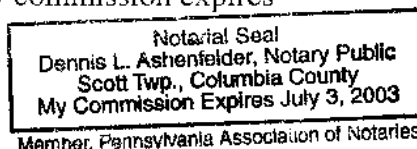
.....


Sworn and subscribed to before me this 20th day of MARCH 2003

.....


(Notary Public)

My commission expires



And now,, 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

FEDERMAN AND PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
Frank.mott @fedphe-pa.com

March 4, 2003

Office of the Sheriff
COLUMBIA County Courthouse

RE: MATRIX FINANCIAL SERVICES
v. CLARK E. SMITH AND REGINA SMITH
COLUMBIA COUNTY, NO. 2002-CV-1279

Dear Sir/Madam,

Enclosed are the Affidavits of Service for the above captioned matter for filing with your office. We have forwarded the originals of the same to the Prothonotary.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Yours truly,

Frank T. Mott
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 3/26/03 SHERIFF'S SALE*****

AFFIDAVIT OF SERVICE

FTM

Plaintiff: MATRIX FINANCIAL SERVICES

COLUMBIA County
No 2002-CV-1279Defendant(s): CLARK E. SMITH
REGINA SMITHType of Action
- Notice of Sheriff's SaleAddress: 4001 WEST SILVER SPRING BOULEVARD
OCALA, FL 34482

Sale Date: 3/26/03

PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES

SERVED

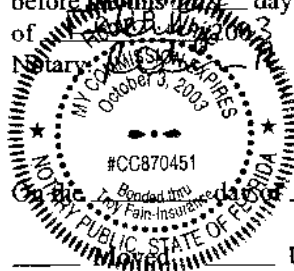
Served and made known to Clark E. Smith, Defendant, on the 21 day of Feb., 2003, at 7:04 o'clock P.m., at 4001 W. Silver Sprng Blvd #502, Commonwealth of Florida, in the manner described below:

☒ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s). Relationship is _____
☐ Adult in charge of Defendant(s)'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)'s office or usual place of business.
☐ _____ an officer of said Defendant(s)'s company.
☐ Other: _____

Description: Age 63 Height 5'8" Weight 200 Race W Sex M Other _____

I, Michael W. Jones, 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 21 day
of Feb., 2003
Notary _____ By: _____



NOT SERVED

Michael W. Jones

_____, 200____, at _____ o'clock ____m., Defendant NOT FOUND because:
 _____ Unknown _____ No Answer _____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200__.

Notary: _____ By: _____

Attorney for Plaintiff

Frank Federman, Esquire - I.D. No. 12248

One Penn Center at Suburban Station-Suite 1400

Philadelphia, PA 19103

(215) 563-7000

AFFIDAVIT OF SERVICE

FTM

Plaintiff: MATRIX FINANCIAL SERVICES

**COLUMBIA County
No 2002-CV-1279**

**Defendant(s): CLARK E. SMITH
REGINA SMITH**

**Type of Action
- Notice of Sheriff's Sale**

**Address: 4001 WEST SILVER SPRING BOULEVARD
OCALA, FL 34482**

Sale Date: 3/26/03

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

SERVED

Served and made known to Regina Smith, Defendant, on the 21 day of Feb., 2003, at 7:04 o'clock P.m., at 4001 W. Silver Springs Blvd #502, Commonwealth of Florida, 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)'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)'s office or usual place of business.
- ☐ _____ an officer of said Defendant(s)'s company.
- ☐ Other: _____

Description: Age 62 Height 5'2" Weight 200 Race W Sex F Other _____

I, Michael W. Jones, 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 24th day
of February, 2003
Notary: Robt. A. White

By: Michael W. Jones
NOT SERVED

On the _____ day of _____, 200__, at _____ o'clock ____m., Defendant **NOT FOUND** because:

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200__
Notary: _____

By: _____

**Attorney for Plaintiff
Frank Federman, Esquire - I.D. No. 12248
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000**

FEDERMAN AND PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
Kristin.demuro@fedphe-pa.com

March 4, 2003

Office of the Sheriff
COLUMBIA County Courthouse

RE: MATRIX FINANCIAL SERVICES
V. CLARK E. SMITH and REGINA SMITH
COLUMBIA COUNTY, NO. 2002-CV-1279

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

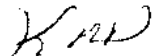
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,


Kristin M. DeMuro
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 3/26/03 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: MATRIX FINANCIAL SERVICES) CIVIL ACTION
)

VS.

CLARK E. SMITH) CIVIL DIVISION
REGINA SMITH) NO. 2002-CV-1279


AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS:

I, FRANK FEDERMAN, ESQUIRE attorney for **MATRIX FINANCIAL SERVICES** hereby verify that on **2/14/03** true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: March 4, 2003


~~FRANK FEDERMAN, ESQUIRE~~
 Attorney for Plaintiff

Name and Address of Sender
FEDERMAN & PHILAN
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fcc
1	*****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		TENANT/OCCUPANT 419 NORTH STATE STREET MILLVILLE, PA 17846		
4		CITYSCAPE CORPORATION 565 TAXTER ROAD ELMSFORD, NY 10523-2300		
5		CLARK E. SMITH 4001 WEST SILVER SPRING BOULEVARD OCALA, FL 34482		
6		REGINA SMITH 4001 WEST SILVER SPRING BOULEVARD OCALA, FL 34482		
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: SMITH, CLARK # 0774400		
Total Number of Pieces Issued by Sender		Total Number of Pieces Received at Post Office	Postmaster: Per (Name of Receiving Employee)	

KMD

TEAM 3

MILLVILLE BORO COUNCIL

136 Morehead Ave., POB Box 30,
MILLVILLE, PA 17846
BIRTHPLACE OF NEIL WELLIVER
Phone (570) 458-5709 Fax (570) 458-5669
e-mail millvill@ptd.net

Officers of Council

Jerre Wright, Mayor
Roy Bower, Jr. President
Ronald Welliver, V. President

Councilors

Dean Gorton
John Henrie
R. Lee Milroy
Sue Myers
James Woolcock

January 15, 2003

Harry A. Roadarmel, sheriff
Columbia County
Courthouse, POB 380
Bloomsburg, PA 17815

Sheriff:

Reference is made to your letter of January 10, 2003 and Docket # 1ED2003 Regarding Clark and Regina Smith.

Currently a bill of \$114.84 is due the Boro of Millville for sewer and water service against this property. That amount is not expected to change before March 26.

Thank you for your concern. Should you have any questions, please contact me.


Murray Holdren
Secretary/Treasurer

458-6-37

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/8/2003

SERVICE# 4 - OF - 14 SERVICES
DOCKET # 1ED2003

PLAINTIFF MATRIX FINANCIAL SERVICES

DEFENDANT CLARK E. SMITH
REGINA SMITH

PERSON/CORP TO SERVED
TENANT(S)
419 NORTH STATE ST.
MILLVILLE

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

*4001 W. Silver Springs Blvd
Ocala FL 34482*

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) Moved to 4001 W. Silver Springs
Ocala FL 34482*

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Millard

DATE

01/13/03

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, January 10, 2003

TENANT(S)
419 NORTH STATE ST.
MILLVILLE, PA 17846-

MATRIX FINANCIAL SERVICES
VS
CLARK E. SMITH
REGINA SMITH

DOCKET # 1ED2003

JD # 1279JD2002

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

FEDERMAN and PHELAN, L.L.P.

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

MATRIX FINANCIAL SERVICES

Plaintiff

vs.

CLARK E. SMITH

REGINA SMITH

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2002-CV-1279

:

:

:

:

****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.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

1/6/03

TO: CLARK E. SMITH

REGINA SMITH

4001 WEST SILVER SPRING BOULEVARD

OCALA, FL 34482

Your house (real estate) at 419 NORTH STATE STREET, MILLVILLE, PA 17846, is scheduled to be sold at the Sheriff's Sale on March 26, 2003, at 9:30 Am in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of \$99,053.50 obtained by MATRIX FINANCIAL SERVICES (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee 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.

DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot or real estate situate in the Borough of Millville, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post in side of state road on the line of land of Sarah B. Eves; thence North 65 degrees East, 10-1/2 perches to a post; thence by land of A. P. Heller, South 18-1/2 degrees East, 4 perches to a post; thence by lot of F. K. Greenly, South 65 degrees West, 10-1/2 perches to a post; thence by the side of State road, North 18-1/2 degrees West, 4 perches to the place of beginning.

CONTAINING 42 perches on which is erected a two and one-half story frame dwelling house.

Tax Parcel #24-01C-32.

TITLE TO SAID PREMISES IS VESTED IN Clark E. Smith and Regina Smith, His Wife by Deed from James Gordner and Dorothy Gordner, His Wife, dated 1/4/1985 and recorded 1/10/1985 in Record Book 342, Page 648.

PREMISES: 419 NORTH STATE STREET
MILLVILLE, PA 17846

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, January 10, 2003

LINDA BOWER - TAX COLLECTOR
255 SUNNYVIEW LANE
MILLVILLE, PA 17846-

MATRIX FINANCIAL SERVICES
VS
CLARK E. SMITH
REGINA SMITH

DOCKET # 1ED2003

JD # 1279JD2002

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Respectfully,

Harry A. Roadarmel Jr.

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

2002 School Real Estate Taxes \$994.22 Paid by
Matrix Financial Service - Oct. 25, 2002
CK # 637618

2002 County + Borough Real Estate Taxes \$312.63 Paid by
Matrix Financial Service - Oct 25, 2002
CK # 637728

Linda Bower
1-13-03
Tax Collector

FEDERMAN and PHELAN, L.L.C.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MATRIX FINANCIAL SERVICES

Plaintiff

vs.

CLARK E. SMITH
REGINA SMITH

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

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: CIVIL DIVISION

:

: NO. 2002-CV-1279

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:

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2002-ED-1

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1/6/03

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REGINA SMITH
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OCALA, FL 34482

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(215) 563-7000.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

You may need an attorney to assert your rights. The sooner you contact one, the 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 (814) 272-9350.

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.

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 E. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760**

DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot or real estate situate in the Borough of Millville, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post in side of state road on the line of land of Sarah B. Eves; thence North 65 degrees East, 10-1/2 perches to a post; thence by land of A. P. Heller, South 18-1/2 degrees East, 4 perches to a post; thence by lot of F. K. Greenly, South 65 degrees West, 10-1/2 perches to a post; thence by the side of State road, North 18-1/2 degrees West, 4 perches to the place of beginning.

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PREMISES: 419 NORTH STATE STREET
MILLVILLE, PA 17846

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/8/2003

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 1ED2003

PLAINTIFF MATRIX FINANCIAL SERVICES

DEFENDANT CLARK E. SMITH
REGINA SMITH

PERSON/CORP TO SERVED	PAPERS TO SERVED
MILLVILLE SEWER	WRIT OF EXECUTION - MORTGAGE
MOOREHEAD AVE.	FORECLOSURE
MILLVILLE	

SERVED UPON Murray Holden

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01/13/03 TIME 1120 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 M. Hall DATE 01/13/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/8/2003

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 1ED2003

PLAINTIFF MATRIX FINANCIAL SERVICES

DEFENDANT CLARK E. SMITH
REGINA SMITH

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

SERVED UPON Louis Dunn

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01/10/03 TIME 1430 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eys _____ 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 Miller DATE 01/10/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/8/2003

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 1ED2003

PLAINTIFF MATRIX FINANCIAL SERVICES

DEFENDANT CLARK E. SMITH
REGINA SMITH

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Asia Juan. Ruiz-Sys

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

DATE 1-10-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/8/2003

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 1ED2003

PLAINTIFF MATRIX FINANCIAL SERVICES

DEFENDANT CLARK E. SMITH
REGINA SMITH

PERSON/CORP TO SERVED
LINDA BOWER TAX COLLECTOR
255 SUNNYVIEW LANE
MILLVILLE

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Linda Bower

RELATIONSHIP

IDENTIFICATION

DATE *01/10/03*

TIME *1415*

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)

Col. Co. Courthouse

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

Miller

DATE

01/10/03

REAL ESTATE OUTLINE

ED # 1-03

DATE RECEIVED

DOCKET AND INDEX 1-10-03

SET FILE FOLDER UP 1-10-03

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒

COPY OF DESCRIPTION ☒

WHEREABOUTS OF LKA ☒

NON-MILITARY AFFIDAVIT ☒

NOTICES OF SHERIFF SALE 6

WATCHMAN RELEASE FORM ☒

AFFIDAVIT OF LIENS LIST ☒

CHECK FOR \$1,350.00 OR ☒

CK# 246574

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

SALE DATE

Mar 26, 03 TIME 0930

POSTING DATE

Feb. 21

ADV. DATES FOR NEWSPAPER

1ST WEEK Mar 5

2ND WEEK Mar 12

3RD WEEK Mar 19

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

MATRIX FINANCIAL SERVICES

Plaintiff

vs.

CLARK E. SMITH
REGINA SMITH

Defendant(s)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2002-CV-1279
: 2003-ED-1
:
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:

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 described property (specifically described property below):

Premises: 419 NORTH STATE STREET
MILLVILLE, PA 17846

(see attached legal description)

Amount Due \$99,053.50

Interest from 1/7/03 \$ _____
to sale date
(per diem-\$16.28)

Total \$ _____ Plus Costs as endorsed.

Clerk Fanni B. Kline / EAO
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: 1/07/2003
(Seal)

DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot or real estate situate in the Borough of Millville, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post in side of state road on the line of land of Sarah B. Eves; thence North 65 degrees East, 10-1/2 perches to a post; thence by land of A. P. Heller, South 18-1/2 degrees East, 4 perches to a post; thence by lot of F. K. Greenly, South 65 degrees West, 10-1/2 perches to a post; thence by the side of State road, North 18-1/2 degrees West, 4 perches to the place of beginning.

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PREMISES: 419 NORTH STATE STREET
MILLVILLE, PA 17846

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MATRIX FINANCIAL SERVICES

Plaintiff

vs.

CLARK E. SMITH
REGINA SMITH

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2002-CV-1279
: 2003-ED-1
:
:

CERTIFICATION

FRANK FEDERMAN, 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 Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MATRIX FINANCIAL SERVICES

Plaintiff

vs.

CLARK E. SMITH
REGINA SMITH

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2002-CV-1279

:

2003 ED-1

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

MATRIX FINANCIAL SERVICES, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, 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 **419 NORTH STATE STREET, MILLVILLE, PA 17846**.

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

CLARK E. SMITH

4001 WEST SILVER SPRING BOULEVARD
OCALA, FL 34482

REGINA SMITH

4001 WEST SILVER SPRING BOULEVARD
OCALA, FL 34482

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

SAME AS ABOVE

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.


FRANK FEDERMAN, ESQUIRE

Date: **1/6/03**

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000
MATRIX FINANCIAL SERVICES

ATTORNEY FOR PLAINTIFF

Plaintiff

vs.

CLARK E. SMITH
REGINA SMITH

Defendant(s)

: COLUMBIA County
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: Court of Common Pleas
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: NO. 2002-CV-1279
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OCALA, FL 34482

REGINA SMITH

4001 WEST SILVER SPRING BOULEVARD
OCALA, FL 34482

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

NAME

LAST KNOWN 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

LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

CITYSCAPE CORPORATION

**565 TAXTER ROAD
ELMSFORD, NY 10523-2300**

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

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:

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:

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
Bloomsburg, PA 17815**

TENANT/OCCUPANT

**419 NORTH STATE STREET
MILLVILLE, PA 17846**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
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. Section 4904 relating to unsworn falsification to authorities.


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: **1/6/03**

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
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Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MATRIX FINANCIAL SERVICES

Plaintiff

vs.

CLARK E. SMITH
REGINA SMITH

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

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: CIVIL DIVISION

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: NO. 2002-CV-1279

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2003-ED-1

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FRANK FEDERMAN, ESQUIRE

Date: **1/6/03**

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
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Philadelphia, PA 19103-1814
(215) 563-7000
MATRIX FINANCIAL SERVICES

ATTORNEY FOR PLAINTIFF

Plaintiff

vs.

CLARK E. SMITH
REGINA SMITH

Defendant(s)

: COLUMBIA County
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: Court of Common Pleas
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: NO. 2002-CV-1279
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4001 WEST SILVER SPRING BOULEVARD
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4001 WEST SILVER SPRING BOULEVARD
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SAME AS ABOVE

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NAME

LAST KNOWN ADDRESS

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CITYSCAPE CORPORATION

**565 TAXTER ROAD
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**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
Bloomsburg, PA 17815**

TENANT/OCCUPANT

**419 NORTH STATE STREET
MILLVILLE, PA 17846**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
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. Section 4904 relating to unsworn falsification to authorities.


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 1/6/03

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MATRIX FINANCIAL SERVICES

Plaintiff

vs.

CLARK E. SMITH
REGINA SMITH

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2002-CV-1279
: 2003-ED-1

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

MATRIX FINANCIAL SERVICES, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praccipe for the Writ of Execution was filed the following information concerning the real property located at **419 NORTH STATE STREET, MILLVILLE, PA 17846**.

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

CLARK E. SMITH

4001 WEST SILVER SPRING BOULEVARD
OCALA, FL 34482

REGINA SMITH

4001 WEST SILVER SPRING BOULEVARD
OCALA, FL 34482

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

NAME

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SAME AS ABOVE

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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

LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

CITYSCAPE CORPORATION

**565 TAXTER ROAD
ELMSFORD, NY 10523-2300**

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

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:

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:

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
Bloomsburg, PA 17815**

TENANT/OCCUPANT

**419 NORTH STATE STREET
MILLVILLE, PA 17846**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
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****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.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

1/6/03

TO: CLARK E. SMITH
REGINA SMITH
4001 WEST SILVER SPRING BOULEVARD
OCALA, FL 34482

Your house (real estate) at **419 NORTH STATE STREET, MILLVILLE, PA 17846**, is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$99,053.50** obtained by **MATRIX FINANCIAL SERVICES** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call:
(215) 563-7000.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

You may need an attorney to assert your rights. The sooner you contact one, the 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 (814) 272-9350.

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.

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 E. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760**

DESCRIPTION

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BEGINNING at a post in side of state road on the line of land of Sarah B. Eves; thence North 65 degrees East, 10-1/2 perches to a post; thence by land of A. P. Heller, South 18-1/2 degrees East, 4 perches to a post; thence by lot of F. K. Greenly, South 65 degrees West, 10-1/2 perches to a post; thence by the side of State road, North 18-1/2 degrees West, 4 perches to the place of beginning.

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Tax Parcel #24-01C-32.

TITLE TO SAID PREMISES IS VESTED IN Clark E. Smith and Regina Smith, His Wife by Deed from James Gordner and Dorothy Gordner, His Wife, dated 1/4/1985 and recorded 1/10/1985 in Record Book 342, Page 648.

PREMISES: 419 NORTH STATE STREET
MILLVILLE, PA 17846

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

MATRIX FINANCIAL SERVICES

DEFENDANT

CLARK E. SMITH

REGINA SMITH

COURT NO.: 2002-CV-1279

SERVE AT:

419 NORTH STATE STREET

MILLVILLE, PA 17846

a)TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: _____

PLEASE POST THE HANDBILL.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 200_, at __, o'clock __. M., at _____, Commonwealth of Pennsylvania, 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 _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 200_, at ____ o'clock __. M., Defendant NOT FOUND because:

___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

I.DEPUTIZED SERVICE

Now, this ____ day of _____, 200_, I, Sheriff of CLINTON County, Pennsylvania, do hereby deputize the Sheriff of ____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF

FRANK FEDERMAN, ESQUIRE

I.D.#12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215)563-7000

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

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

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

.....(SEAL)
.....

....., 20

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

Sir: — There will be placed in
your hands

for service a Writ ofEXECUTION (REAL ESTATE)....., styled as

follows: MATRIX FINANCIAL SERVICES vs CLARK E. SMITH and
REGINA SMITH

The defendant will be found at 4001 WEST SILVER SPRING
BOULEVARD, OCALA, FL 34482

Frank FedermanAttorney for Plaintiff

If Writ of Execution, state below where defendants will be found,
what foods and chattels shall/ be seized and be levied upon. If real estate,
attach five double spaced typed written copies of description as it shall
appear on the new deed together with Street and Number of the premises.

Please do not furnish us with the old deed or mortgage.

See attached legal description.....

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PREMISES: **419 NORTH STATE STREET**
MILLVILLE, PA 17846

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