SHERIFF'S SALE COST SHEET

NO. 1-03 ED NO. 1079-03 J	S. Clark	+ Roy May	Spirtly	
NO. 1 0 3 ED NO. 1077 1 0 3 1	DATE/IIM	IE OF SALE_	3 1 2 Jan	
DOCKET/RETURN	\$15.00			
SERVICE PER DEF.	\$ 195,00			
LEVY (PER PARCEL	\$15.00			
MAILING COSTS	\$ <u>43.50</u>			
ADVERTISING SALE BILLS & COPIES	\$17.50			
ADVERTISING SALE (NEWSPAPER)	\$15.00			
MILEAGE	\$ 18 00			
POSTING HANDBILL	\$15.00			
CRYING/ADJOURN SALE	\$10.00			
	\$35.00-			
TRANSFER TAX FORM	-\$25.00-			
DISTRIBUTION FORM	\$25.00			
COPIES	\$ <u>6.50</u>			
NOTARY TOTAL ********	\$ 12,00	م سو سرسر ۵۰۰		
TOTAL *******	******	\$ 32212C	<u>)</u>	
WEB POSTING	#150.00			
PRESS ENTERPRISE INC.	\$150.00			
SOLICITOR'S SERVICES	\$ <u>540.20</u>			
TOTAL *******	\$75.00 ******	e 7/5 7/	3	
TOTAL		2 10 7' 4C	_	
PROTHONOTARY (NOTARY)	- \$10:0 0			
RECORDER OF DEEDS TOTAL ************************************	******	8 -0-		
, , , , ,		Ψ	-	
REAL ESTATE TAXES:				
BORO, TWP & COUNTY 20	\$			
SCHOOL DIST. 20_	\$			
DELINQUENT 20	\$ 5.00			
BORO, TWP & COUNTY 20 SCHOOL DIST. 20 DELINQUENT 20 TOTAL ********	*****	s_ 5,∞	_	
			_	
MUNICIPAL FEES DUE:				
SEWER 20_	\$			
SEWER 20 WATER 20 TOTAL ********	S	_		
TOTAL ********	******	\$	_	
CLIDCHADCE EEE (DCTC)		n 1110 m		
SURCHARGE FEE (DSTE)	ים	\$ 140,00	_	
MISC.	>			
TOTAL *********	D	g - O -	125010	6703
IOIAL		Ψ	- 1550,00	e Jeg v
TOTAL COSTS (OPI	ENING BID)		\$1765.70	
	,			
			18430	zetunich

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,

Krister M. De Murso

Kristin M. DeMuro



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 Chik + 1	Regina Smith
NO/-03ED	NO. /279-	02 JD
DATE/TIME OF SALE: 5-7-0	3 0930	
BID PRICE (INCLUDES COST)	S	
POUNDAGE – 2% OF BID	\$	
TRANSFER TAX – 2% OF FAIR !	MKT \$	
MISC. COSTS TOTAL AMOUNT NEEDED TO F	\$ PURCHASE	<u> </u>
PURCHASER(S):		
ADDRESS:		
NAMES(S) ON DEED:		
PURCHASER(S) SIGNATURE(S)		
-		
LIEN CERTI	FICATE:	S
TOTAL DUE	E:	\$
LESS DEPOS	SIT:	\$
DOWN PAY	MENT:	\$
TOTAL DUE	E IN 8 DAYS	\$

SHERIFF'S SALE COST SHEET

Making Fingueral Solutions VS. Clark & Region NO. 1-03 ED NO. 1279-02 JD DATE/TIME OF SALE	Smith
NO. /-03 ED NO. 1379-02 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 \$ \(\frac{1}{2} \) \(\frac{1}{2} \)	
ADVERTISING SALE BILLS & COPIES \$17.50	
ADVERTISING SALE (NEWSPAPER) \$15.00	
MILEAGE \$ /3.00	
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	0
TOTAL *********** \$ 440, 50	<i>[</i>
WEB POSTING \$150.00	
PRESS ENTERPRISE INC. \$540.00	
SOLICITOR'S SERVICES X S75.00	
TOTAL ************* \$ 76\$, 20)
TOTAL J	
PROTHONOTARY (NOTARY) \ \$10.00	
RECORDER OF DEEDS \$ 4/50	
TOTAL ******** \$ 5/,50	
TOTAL /	,
REAL ESTATE TAXES:	•
BORO, TWP & COUNTY 20 S A S 3 3 4 0 3	•
SCHOOL DIST. 20 S	: :
DELINQUENT 20 \$ \(\frac{10.00}{10.00} \)	<u>:</u> 1
TOTAL ********** \$ 10.00	ĺ
MUNICIPAL FEES DUE:	N. Carlotte
SEWER 20 \$ 1/4.84	· ·
SEWER 20 \$_//4,84 WATER 20 \$,
ΤΩΤΔΙ ************************************	
	•
SURCHARGE FEE (DSTE) \$ 140,∞	
MISC. \$	
ф	
TOTAL ************************************	
101AL	
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,

Krister M. Schura

Kristin M. DeMuro



TO: Real Estate Dept

Company:

Columbia County Sheriff's Office

Fax Number: • • Phone Number: (570) 389-5625

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

MATUR Fin. Services	18. Clack +	Regia Smith
NO. 1-03 ED NO. 1279-02	JD DATE/TIN	ME OF SALE 3-26-03 0930
DOCKET/RETURN	C16.00	
SERVICE/PER DEF.	\$15.00 \$ /9 5, 00	f.
LEVY (PER PARCEL		- /
MAILING COSTS	\$15.00 \$ 42,50	
ADVERTISING SALE BILLS & COPIES		-
	*	
ADVERTISING SALE (NEWSPAPER) MILEAGE	\$15.00 \$ \(\frac{1}{2}\). \(\omega\)	
POSTING HANDBILL		-
CRYING/ADJOURN SALE	\$15.00	
	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ 6.50	
NOTARY	\$ <u>/2.00</u>	· IULA CA
TOTAL *******	****	\$ 440,50
WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ 540,20	
SOLICITOR'S SERVICES	\$75.00	
**************************************	*****	\$ <u>765.20</u>
PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$10.00 \$47. 50	
TOTAL ******	*********	· 50</td
TOTAL		
REAL ESTATE TAXES:	11 11 11 11	41 30 - Sinc 30
BORO, TWP & COUNTY 20	c 37768	5 Apr 30 - June 30
SCHOOL DIST. 20	\$ <u></u>	
DELINQUENT 20	\$ 10,00	
TOTAL *******	******	6317.18
TOTAL		3 97 // 60
MUNICIPAL FEES DUE:		:
SEWER 20	s /14,84	
WATER 20	S	
	******	\$ 114.84
		2.144
SURCHARGE FEE (DSTE)	_	\$_140200_
MISC	\$	
TATAT AT WOOD OUT OF THE	<u>\$</u>	6 6
TOTAL *******	******	S
TOTAL COSTS (OI	PENING BID)	\$ <u>1829.7</u>)

all ver		andii		5•M±.	SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
Date Anturesser		. v .	, Yes	102595-02-M-	■ Complete items 1, 2, 3. Also complete item 4 if Restricted Denvery is desired.	A. Signature. 1-03
1 10-	1	t for l	□	102	Print your name and address on the reverse so that we can return the card to you.	* Change Standards Standar
E E		Aail			Attach this card to the back of the mailpiece,	B. Received by (Printed Name) C. Date of Delive
18.5	ا	Express Mail Return Recei C.O.D.	Fee)		or on the front if space permits.	D. Is delivery address different from item 1? Yes
Printed Name) NUL K ress different in	5	Expres Return C.O.D.	(Extra f		1. Article Addressed to.	If YES, enter delivery address below: No
				}	Regina ^c mith	
(Printed CUL)		Mail Aail	elive		4001 West Silver Spring Blvd	
7 8 7 8 7 8 7 8 8 7 8 8 8 8 8 8 8 8 8 8	<u>.</u>	Service Type Contilied Mail Registered Insured Mail	Restricted Delivery? 2432921	Į	Ocale F1 34482	3. Service Type
Received by M. C. A. H. C. A. H. C. A.	<u> </u>	Service C R Cer	testric 243	ceipt	:	203 Certified Mail ☐ Express Mail
B. Received	=	6 8 1 1 1	4. F	11 Re	; ;	☐ Registered ☐ Return Receipt for Merchandis ☐ Insured Mail ☐ C.O.D.
1 24	0 10		4. Restricted De 4. Octobre de 14. Restricted De 14. Restricted De 14. Restricted De 15.000 de 1	Return	 	4. Restricted Delivery? (Extra Fee) ☐ Yes
<u> </u>	SMALL BUSINESS ADMINISTRATION ADELPHIA-DISTRCIT OFFICE ERT N.C. MRX FIDERAL BUILDING		091	estic	2. Ar (Ti	
erse		ĸ	120	E Pour		102595-02-M-1
the reverse you.	IINISTRATI FFICE BUILDING	Q	70,7			
; ⊊.¥ ≠ ‰.	U. S. SMALL BUSINESS ADMINIST PHILADELPHIA-DISTRCIT OFFICE ROBERT N.C. NEX FIDERAL BUILI	5'" FLOOR 107			SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
and address o eturn the card to the back of space permits	MUSINESS A LAPISTRCE MEX FIDER			5	■ Complete items 1, 2)3. Also complete	A. Signature 1-03
addr the ie ba	INE IST FE	STREET'- IA, PA 19		ervice label) August 2001	item 4 if Restricted Denvery is desired.	Agent
and and to the spa		STTR I.A.		service labely , August 20	Print your name and address on the reverse so that we can return the card to you.	B. Received by (Primed Name) Address:
ame can r card card ont if		PH	je je	تن - ا	Attach this card to the back of the mailpiece, or on the front if space permits.	Indiance I for 1920
nt till hesur ht your nam that we can ach this car on the front	MAJ DEI	ARK DEI	Eng.	3811	Article Addressed to:	D. is delivery address different from terms \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
	1	900 MARKET STREE PHILADELPHIA, PA	Article Number	(Transfer from Form 3811	Cormonwealth of PA	ERREIN
B P P P P P P P P P P P P P P P P P P P	U.S. PHII ROB	90 H	Q	_ S	PO Pox 2/75	
		9	\	1035	Harrisburg, PA 17105	
AGGI Delivery	11	for Merchandise	,	102595-02-M-1035		3. Service Type ★★ Certified Mail
	!	Merch		12595-		☐ Registered ☐ Return Receipt for Merchandi:
	Į.	1	-	=		☐ Insured Mail ☐ C.O.D. 4. Restricted Delivery? (Extra Fee) ☐ Yes
2	1	Express Mail Return Receipt C.O.D.	}		2. Article Number 70020≰600:	00152432914
		Express Mail Return Recei C.O.D.	9		(Indisser from service label)	
y (Period Name) y (Period Name) ddress different from the hours, address ballow.		Ա տոոհ	Extra		PS Form 3811, August 2001 Domestic Ret	rurn Receipt 102595-02-M-1
The second	5]]]	Restricted Delivery?		SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- 15 ·		Service Type [X Certified Mail Registered Insured Mail	Dell 700		■ Complete items 1, 2 3. Also complete	A. S@nature 1-03
3 pg	AU	vice Type Certified M Registered Insured Ma	micter 74.37	i ja	item 4 if Restricted Denvery is desired.	→ Agent
8. Received by	7. 7.	Service	Res 15,7	Receipt	Print your name and address on the reverse so that we can return the card to you.	B. Received by (Printed Name) JAN Date 31 2019
B. Received by	ERI	6	<u> </u>	atrium	Attach this card to the back of the mailpiece, or on the front if space permits.	
7	λIN. HS:		4. Restricted Delive	Domestic Return	1.	D. Is delivery address different from item 1? Yes If YES, enter delivery address below: No
, 'è		_	6	omes	OFFICE OF F.A.I.R.	
ed. e reverse ou. mailpiece	SENNSYL SNUE-ATT AACE SECTION		7	{ "	DEPARTMENT OF PUBLIC WELFARE	
desired in the retto you.		-123		1	PO BOX 8016	
s on t s on t ind to of th nits.	A IN	K1 5 0 128	1.		HARRISBURG, PA 17105	3. Service Type Standard Certified Mail □ Express Mail
eilvery is desired. address on the reverse the card to you. le back of the mailplec	H C	UPPOR 281230 PA 1712		2001		☐ Registered ☐ Return Receipt for Merchand
ed Delivery is and address eturn the cato to the back space perm	SALTH OF PENN IT OF REVENUE COMPLAINACE	SUPPORT T 281230 3, PA 1712		service label) August 20	X	☐ Insured Mail ☐ C.O.D. 4. Restricted Delivery? (Extra Fee) ☐ Yes
表面を力生し		CLEARANCE SUPPORT SECT DEPARTMENT 281230 HARRISBURG, PA 17128-1230		servic		
em 4 if Restricte rint your name of that we can re trach this card ar on the front if	COMMONWE DEPARTMEN BUREAU OF	CLEARANCE DEPARTMEN HARRISBURC	Article Number	er from 8	(Transfer from service label) 70/02/0460/0001	
4 if Re your nat we ch this n the fr	OMIN PAI	LEA EPA ARR	Ž	(Transfer	PS Form 3811, August 2001 Domestic Ret	turn Receipt 102595-02-M-
em 4 if rint you o that ttach t xr on th	2 <u>2 z</u>	じロゴ	Ą.			

Article Number PS Form 3811, August 2001 SENDER: COMPLETE THIS SECTION Article Number Article Addressed to: SENDER: COMPLETE THIS SECTION so that we can return the card to you. Attach this card to the back of the mailpiece. Print your name and address on the reverse Complete items 1, 2 Attach this card to the back of the mailpiece, Ocala, Fl 34482 4001 West Silver String Blvd Print your name and address on the reverse (Transfer from service label) Clark Smith or on the front if space permits. item 4 if Restricted Delivery is desired. (Transfer from service label) so that we can return the card to you. Complete items 1, 2, or on the front if space permits. item 4 if Restricted Delivery is desired. 600 ARCH STREET ROOM 3259 PHILADELPIIIA, PA 19106 WILLIAM GREEN FEDERAL BUILDING INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP i 3. Also complete Also complete 70020460000152432884 70020460000152432938 Domestic Return Receipt D. Is delivery address different from item ¶? D. Is delivery address different from item 1? B. Received by (Printed Name) COMPLETE THIS SECTION ON DELIVERY 4. Restricted Delivery? (Extra Fee) Service Type A. Signature COMPLETE THIS SECTION ON DELIVERY Restricted Delivery? (Extra Fee) Service Type ☐ Insured Mail ☐ Registered If YES, enter delivery address below: ☐ Insured Mail Certified Mail Certified Mail ☐ Registered If YES, enter delivery address below: Received by (Printed Name) ったくだ Jacob Jacob □ c.o.b. □ Return Receipt for Merchandi ☐ Express Mail □ C.O.D. ☐ Return Receipt for Merchandi ☐ Express Mail Date of Delive Date of Delive ☐ Agent ॲAddress □ No 102595-02-M-1 □ & □ Yes ☐ Yes ☐ Yes M Address ☐ Agent 1-03 1-03

PS Form 3811, August 200

: Return Receipt

102595-02-M-1

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.

	BB
Sworn and subscribed to before	me this 20th day of MARCH 2003
	(Notary Public)
	My commission expires
	Notarial Seal Dennis L. Ashenfelder, Notary Public Scott Twp., Columbia County My Commission Expires July 3, 2003
And now,	Member, Pennsylvania Association of Notaries, 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 i	n 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-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 Clark E. Smith Defendant, on the 21 day of Feb. , 200 3, at 7:04, o'clock P.m., at 4001 U. Silver Sprgs Blud Commonwealth of Florida, in the
, 200 3, at 7:04, o'clock P.m., at 4001 U. Silver Syrgs Blvd 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 76" 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 anythis to day of the control of th
Other: 1 ST ATTEMPT 2 ND ATTEMPT 3 RD 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

AFFIDAY	AVIT 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 BOULEVAR OCALA, FL 34482	RD Sale Date: 3/26/03	
PLEASE ATTEMPT SERVICE AT LEAST 3 TIM	AES	
	SERVED	
Served and made known to Regina Smith , 200 2, at 2104, o'clock L.m., at 4001 6. Si	Defendant, on the 21 day of Feb. #502 Silver Syrgs Blud, Commonwealth of Florida	, in the
Defendant personally served. Adult family member with whom Defendant(s) Adult in charge of Defendant(s)'s residence who Manager/Clerk of place of lodging in which Degrate or person in charge of Defendant(s)'s of an officer of said Description: Description: Age 2 Height 3" Work of the Manager with Manager with whom Defendant(s)'s of an officer of said Description: Description: Age 2 Height 3" Work of the Manager with Manager wi	tho refused to give name or relationship. Defendant(s) reside(s). office or usual place of business. Defendant(s)'s company.	sonally ase on the
MISSION E. C.	NOT SERVED , at o'clockm., Defendant NOT FOUND Decause T Vacant 2 ND ATTEMPT 3 RD ATTEMPT	
Sworn to and subscribed before me this day		

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 REGINA SMITH)	CIVIL DIVISION NO. 2002-CV-1279				
	AFFIDAVIT OF SERVICE PU	RSUANT T	O RULE 3129				
	MONWEALTH OF PENNSYLVANIA ITY OF COLUMBIA)	SS:				
	I, FRANK FEDERMAN, ESQUIRE a	ttorney for l	MATRIX FINANCIAL				
SERVICES hereby verify that on 2/14/03 true and correct copies of the Notice of							
Sheriff	es sale were served by certificate of r	nailing to th	e recorded lienholders,				
and ar	ny known interested party see Exhibit	"A" attache	ed hereto.				

DATE: March 4, 2003

-FRANK FEDERMAN, ESQUIRE

Attorney for Plaintiff

Total Number of Pieces 1 isted by Sender	15	14	13	12	11	10	9	· &	7	6		<i>y</i> 1	4		ابر		2		-	Lanc	Name and Address of Sender
Sender			!	<u> </u>				<u> </u>									* * * *		**	Article Number	•
Total Number of Pieces Received at Post Office	RE: SMITH, CLARK # 0774400				1990					REGINA SMITH 4001 WEST SILVER SPRING BOULEVARD OCALA, FL 34482	4001 WEST SILVER SPRING BOULEVARD OCALA, FL 34482	565 TAXTER ROAD ELMSFORD, NY 10523-2300	CITYSCAPE CORPORATION	419 NORTH STATE STREET MILLVILLE, PA 17846	TENANT/OCCUBANT	COLUMBIA COUNTY COURTHOUSE P.O. BOX 380	DOMESTIC RELATIONS OF COLUMBIA COUNTY	P.O. BOX 2675 HARRISBURG, PA 17105	COMMONWEALTH OF PENNSYLVANIA	Nume of Addressee, Street, and Post Office Address	FEDERMAN & PHELAN ONE PENN CENTER PLAZA, SUITE 1400 PHILADELPHIA, PA 19103-1814
Postmaster. Per (Name of Receiving Fimployee)	74400							701. 701.		BOULEVARD	BOULEVARD	701,0				THOUSE	COLUMBIA COUNTY	F	NSYLVANIA	cc Address	SUITE 1400 814
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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

Councilors

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

Dean Girton 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	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
419 NORTH STATE ST.	FORECLOSURE
MILLVILLE	1 1 Store W. School Comot Phil
SERVED UPON	- 4001 W. Silver String BIVL OCALE FL 34482
RELATIONSHIP	,
DATE TIME MII	LEAGE OTHER
Race Sex Height Weight	Eyes Hair Age Military
B. HOUSEHOLD N C. CORPORATION D. REGISTERED A E. NOT FOUND A	RVICE AT POA POB POE CCSO MEMBER: 18+ YEARS OF AGE AT POA MANAGING AGENT GENT T PLACE OF ATTEMPTED SERVICE EY) Move to May Service Or Cala F1. 34452
ATTEMPTS DATE TIME	OFFICER REMARKS
DEPUTY MILLIANT	DATE 01/13/03

HARRY A. ROADARMEL, JR.



PHONE (\$70) 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

Harry a. Roadamed Jo

FEDERMAN and PHELAN, L.L.P.

Bv: FRANK FEDERMAN Identification No. 12248 One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard **Suite 1400** Philadelphia, PA 19103-1814

ATTORNEY FOR PLAINTIFF

MATRIX FINANCIAL SERVICES

: COLUMBIA County

Plaintiff

: Court of Common Pleas

: CIVIL DIVISION

CLARK E. SMITH REGINA SMITH

(215) 563-7000

: NO. 2002-CV-1279

Defendant(s)

2002-ED-1

**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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

ONLY ENFORCEMENT OF A LIEN AGAINST 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.



PHONE (\$76) 389-\$622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (572) 784-0237

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

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 Ir

Harry A. Roadarmel, Jr. Sheriff of Columbia County

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

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

Linda Some

FEDERMAN and PHELAN, L.L...

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

: COLUMBIA County

Plaintiff

: Court of Common Pleas

ATTORNEY FOR PLAINTIFF

VS.

: CIVIL DIVISION

CLARK E. SMITH **REGINA SMITH**

: NO. 2002-CV-1279

2002-ED-1

Defendant(s)

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

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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

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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Tax Parcel #24-01C-32.

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PREMISES: 419 NORTH STATE STREET

MILLYILLE, PA 17846

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHA

T. CHAMBERLAIN

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

DATE RECEIVED 1/8/2003

MATRIX FINANCIAL SERVICES

DEFENDANT

PLAINTIFF

CLARK E. SMITH REGINA SMITH

PERSON/CORP TO	SED	VFD	 -	DADEDCT	O CEDVED			
MILLVILLE SEWER	BEK	YED	· ·	PAPERS TO SERVED WRIT OF EXECUTION - MORTGAGE				
MOOREHEAD AVE.		· · · · ·		FORECLOSURE				
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COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:

OFFICER: DATE RECEIVED 1/8/2	003	SERVICE# 11 - DOCKET#1ED	· OF - 14 SERVICES 2003
PLAINTIFF	MATRIX FINA	NCIAL SERVICE	S
DEFENDANT	CLARK E. SMI REGINA SMIT		
PERSON/CORP TO SER	VED	PAPERS TO SE	RVED
COLUMBIA COUNTY TAX CLAIM		WRIT OF EXECUTION - MORTGAGE	
PO BOX 380		FORECLOSURE	
BLOOMSBURG			
SERVED UPON	our Dung	7	
RELATIONSHIP	· · · · · · · · · · · · · · · · · · ·	IDENTIFICA	TION
DATE Of 10/02 TIME			
Race Sex Heigh			
C. D.	PERSONAL SERVI HOUSEHOLD MEN CORPORATION M REGISTERED AGE NOT FOUND AT P	MBER: 18+ YEAR [ANAGING AGEN ENT	RS OF AGE AT POA IT
F.	OTHER (SPECIFY)	-72	****
ATTEMPTS DATE TIM	1E OF	FICER	REMARKS
DEPUTY ///	- Mars	DATE	01/10/03

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:

OFFICER: DATE RECEIVED 1/8/20	SERVICE# 8 - OF - 14 SERVICES DOCKET # 1ED2003		
PLAINTIFF	MATRIX FINANCIAL SERVICES		
DEFENDANT	CLARK E. SMITH REGINA SMITH		
PERSON/CORP TO SER	VED PAPERS TO SERVED		
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE		
15 PERRY AVE.	FORECLOSURE		
BLOOMSBURG			
SERVED UPON	iste Juan. Cast. Sis		
RELATIONSHIP/	IDENTIFICATION		
DATE TIME	MILEAGEOTHER		
Race Sex Heigh	Weight Eyes Hair Age Military		
B. C. D.	PERSONAL SERVICE AT POA POB POE CCSO HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA CORPORATION MANAGING AGENT REGISTERED AGENT NOT FOUND AT PLACE OF ATTEMPTED SERVICE		
F.	OTHER (SPECIFY)		
ATTEMPTS DATE TIM	TE OFFICER REMARKS		
DEPUTY	DATE 1-10.03		

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

T. CHAMBERLAIN OFFICER: SERVICE# 6 - OF - 14 SERVICES DATE RECEIVED 1/8/2003 DOCKET # 1ED2003 PLAINTIFF MATRIX FINANCIAL SERVICES DEFENDANT CLARK E. SMITH REGINA SMITH PERSON/CORP TO SERVED PAPERS TO SERVED LINDA BOWER TAX COLLECTOR WRIT OF EXECUTION - MORTGAGE 255 SUNNYVIEW LANE **FORECLOSURE** MILLVILLE SERVED UPON RELATIONSHIP _____ IDENTIFICATION _____ DATE*O1/10/03* TIME /4/5 MILEAGE ______ OTHER _____ Race ___ Sex ___ Height ___ Weight __ Eyes __ Hair ___ Age Military TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ___ POB 🔀 POE ___ CCSO ___ B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA C. CORPORATION MANAGING AGENT D. REGISTERED AGENT E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE OTHER (SPECIFY) **ATTEMPTS** DATE TIME OFFICER REMARKS

DEPUTY

REAL ESTATE OUTLINE

ED#<u>/-03</u>

DATE RECEIVED	
DOCKET AND INDEX 1-10-03	
SET FILE FOLDER UP /-10-03	3
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	
COPY OF DESCRIPTION	1/
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 MISSIN	G DO NOT PROCEDE
SALE DATE	Mar 26, 03 TIME 0930
POSTING DATE	Feb. 21
ADV. DATES FOR NEWSPAPER	1ST WEEK Mac 5
	2 ND WEEK Mac 12
	3 RD WEEK 119/ 19

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

MATRIX FINANCIAL SERVICES	: COURT OF COMMON PLEAS
Plaintiff	: COLUMBIA COUNTY, PA
Plainuii	: : NO: 2002-CV-1279
vs.	: 1003-ED-1
1.4.	: WRIT OF EXECUTION
CLARK E. SMITH	: (MORTGAGE FORECLOSURE)
REGINA SMITH	:
Defendant(s)	
TO THE SHERIFF OF COLUMBIA CO	UNTY, PENNSYLVANIA
To satisfy the judgment, interest and co following described property (specifically de-	sts in the above matter, you are directed to levy upon and sell the scribed property below):
Premises: 419 NORTH STATE STREE MILLVILLE, PA 17846	T
(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 Office of the Prothon	notary (CAO)

Dated: 107 203

Common Pleas Court of Columbia County, PA

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:

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PREMISES: 419 NORTH STATE STREET
MILLYILLE, PA 17846

 $\label{eq:federman} \textbf{FEDERMAN} \ \textbf{and} \ \textbf{PHELAN}, \textbf{L.L.P.}$

By: FRANK FEDERMAN Identification No. 12248 One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard Suite 1400 Philadelphia, PA 19103-1814

ATTORNEY FOR PLAINTIFF

MATRIX FINANCIAL SERVICES

: COLUMBIA County

Plaintiff

: Court of Common Pleas

vs.

: CIVIL DIVISION

CLARK E. SMITH REGINA SMITH

(215) 563-7000

: NO. 2002-CV-1279 : 2003-ED-/

Defendant(s)

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
- (X) 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

VS.

ATTORNEY FOR PLAINTIFF

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

MATRIX FINANCIAL SERVICES : COLUMBIA County

:

Plaintiff : Court of Common Pleas

: CIVIL DIVISION

CLARK E. SMITH

REGINA SMITH : NO. 2002-CV-1279

: 2003 ED-1

Defendant(s)

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

ATTORNEY FOR PLAINTIFF

One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

MATRIX FINANCIAL SERVICES

: COLUMBIA County

Plaintiff

: Court of Common Pleas

٠

VS.

: CIVIL DIVISION

:

CLARK E. SMITH REGINA SMITH : NO. 2002-CV-1279

:

Defendant(s)

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NAME

LAST KNOWN ADDRESS

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

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 COURTHOUSE

COLUMBIA COUNTY

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

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 : COLUMBIA County

:

Plaintiff : Court of Common Pleas

VS.

: CIVIL DIVISION

CLARK E. SMITH :

REGINA SMITH : NO. 2002-CV-1279

2003-ED-1

ATTORNEY FOR PLAINTIFF

Defendant(s)

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OCALA, FL 34482

REGINA SMITH 4001 WEST SILVER SPRING BOULEVARD

OCALA, FL 34482

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FRANK FEDERMAN, ESQUIRE

Date: 1/6/03

By: FRANK FEDERMAN Identification No. 12248

ATTORNEY FOR PLAINTIFF

One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

MATRIX FINANCIAL SERVICES

: COLUMBIA County

:

Plaintiff

: Court of Common Pleas

.

vs.

: CIVIL DIVISION

:

CLARK E. SMITH

: NO. 2002-CV-1279

REGINA SMITH

Defendant(s)

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OCALA, FL 34482

REGINA SMITH 4001 WEST SILVER SPRING BOULEVARD

OCALA, FL 34482

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NAME LAST KNOWN ADDRESS

SAME AS ABOVE

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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 COURTHOUSE

COLUMBIA COUNTY

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

By: FRANK FEDERMAN Identification No. 12248

One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard

MATRIX FINANCIAL SERVICES

VS.

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

: COLUMBIA County

Plaintiff : Court of Common Pleas

: CIVIL DIVISION

CLARK E. SMITH : NO. 2002-CV-1279

: 2003-ED-1

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129 (Affidavit No. I)

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:

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SAME AS ABOVE

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By: FRANK FEDERMAN Identification No. 12248

ATTORNEY FOR PLAINTIFF

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Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

MATRIX FINANCIAL SERVICES

: COLUMBIA County

:

Plaintiff

: Court of Common Pleas

:

VS.

: CIVIL DIVISION

:

CLARK E. SMITH REGINA SMITH : NO. 2002-CV-1279

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LAST KNOWN ADDRESS

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DOMESTIC RELATIONS OF

COLUMBIA COUNTY COURTHOUSE

COLUMBIA COUNTY

P.O. Box 380

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TENANT/OCCUPANT

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Attorney for Plaintiff

DATE: 1/6/03

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ATTORNEY FOR PLAINTIFF

MATRIX FINANCIAL SERVICES

: COLUMBIA County

:

Plaintiff

: Court of Common Pleas

VS.

: CIVIL DIVISION

CLARK E. SMITH REGINA SMITH

(215) 563-7000

: NO. 2002-CV-1279

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One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard

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Philadelphia, PA 19103-1814

(215) 563-7000

MATRIX FINANCIAL SERVICES

: COLUMBIA County

:

Plaintiff

: Court of Common Pleas

ATTORNEY FOR PLAINTIFF

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VS.

: CIVIL DIVISION

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CLARK E. SMITH REGINA SMITH : NO. 2002-CV-1279

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DOMESTIC RELATIONS OF COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE

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419 NORTH STATE STREET MILLVILLE, PA 17846

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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

ATTORNEY FOR PLAINTIFF

MATRIX FINANCIAL SERVICES

: COLUMBIA County

:

Plaintiff

: Court of Common Pleas

vs.

: CIVIL DIVISION

CLARK E. SMITH

(215) 563-7000

: NO. 2002-CV-1279

REGINA SMITH

2003-ED-1

Defendant(s)

:

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 NORT	H STATE STREET, <u>M</u> I	LLVILLE, PA 17846, is scheduled to be	
sold at the Shcriff'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

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.

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

MATRIX FINANCIAL SERVICES COURT NO.: 2002-CV-1279 DEFENDANT CLARK E. SMITH REGINA SMITH a)TYPE OF ACTION SERVE AT: 419 NORTH STATE STREET XX Notice of Sheriff's Sale SALE DATE: MILLVILLE, PA 17846 PLEASE POST THE HANDBILL. SERVED ______, Defendant, on the __ day of ______, 200 , at _, o'clock __. M., at Served and made known to _____ _____, 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** _____Dcputy Sheriff By: ____ 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. By: ______ Deputy Sheriff ATTORNEY FOR PLAINTIFF

FRANK FEDERMAN, ESQUIRE
1.D.#12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215)563-7000

PLAINTIFF

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.

hereby released from all liability to protect the property described in the within named

execution by insurance, which insurance is hereby waived.

(A strummer for District CO.)

WAIVER OF INSURANCE - Now,, 20....., the Sheriff is

(Attorney for Plaintiff(s)

...(SEAL)

		, 20	
HARRY A. ROA	DARMEL	Sheriff	
COLUMBIA	County, Pa.		
your hands		Sir: — There will be placed in	
for service a Writ	ofEXECUTIO	N (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 Federman Attorney for Plaintiff			
If Writ of Execution, state below where defendants will be found, what foods and chattels shall/ be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.			
See attached legal description			

....., 20 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 hereby released from all liability to protect the property described in the within named 20..... the Sheriff is HARRY A. ROADARMEL WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any iability o the part of such deputy or the sheriff to any plaintiff herein for any loss, Sheriff COLUMBIA County, Pa. destruction or removal of any such property before sheriff's sale thereof. Sir: — There will be placed in your hands Attorney for Plaintiff(s) for service a Writ of EXECUTION (REAL ESTATE), styled as execution by insurance, which insurance is hereby waived. follows: MATRIX FINANCIAL SERVICES vs CLARK E. SMITH and REGINA SMITH WAIVER OF INSURANCE - Now, ... The defendant will be found at 4001 WEST SILVER SPRING BOULEVARD, OCALA, FL 34482 Frank Federman Attorney for Plaintiff If Writ of Execution, state below where defendants will be found, what foods and chattels shall/be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage. See attached legal description

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

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PREMISES: 419 NORTH STATE STREET

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B ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH BICROPRINTED BORDER - BRE PRVERSE BIOF FOR COMPARTE BECURITY REATURES B

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

COMMERCE BANK PHILADELPHIA, PA 19148

3-180/360

CHECK NO 246574

*******1,350.00 01/02/2003 AMOUNT M 01/02/2003 DATE

Void after 90 days

ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Рау

To The Order

ŏ

Sheriff of Columbia County

35 W Main Street

Bloomsburg, PA 17815

8 THIS DOCUMENT CONTAINS HEAT BENSITIVE INK. TOUCH OR PRESS HERE, RED IMAGE OBAPPEARS WITH HEAT. B "245574" :035001808:35

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