

SHERIFF'S SALE COST SHEET

MERS vs. Kevin Smith
 NO. 160-03 ED NO. 51-03 JD DATE/TIME OF SALE Stacy

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>286.00</u>	

WEB POSTING	<u>1644</u>	\$150.00
PRESS ENTERPRISE INC.	<u>45</u>	\$ <u>615.44</u>
SOLICITOR'S SERVICES	<u>45</u>	\$75.00
TOTAL *****		\$ <u>840.44</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20 <u>47</u>	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC.	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID)

48 1350.00 Dep.
 \$ 1241.44
 \$ 108.56 Refund

SHERIFF'S SALE COST SHEET

Mortgage Black, Inc. vs. Kevin Smith
 NO. 160-03 ED NO. 51-03 JD DATE/TIME OF SALE 2-11-04 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>8.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>371.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>615.44</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>840.44</u>	

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1377.94

Law Offices
FEDERMAN AND PHELAN, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Main Fax: (215)563-5534
Ph: (215)563-7000

Katherine Marshall
Sale Department, Ext. 1493

Representing Lenders in
Pennsylvania and New Jersey

May 11, 2004

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
35 W. Main Street
Bloomsburg, PA 17815

**Re: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
v. KEVIN D. SMITH
No. 2003-CV-51**

Dear Sir or Madam:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled for 5/12/04.

No funds were received in consideration for the stay.

Very truly yours,

Katherine Marshall
/kjm

VIA TELECOPY 570-389-5623

Cc: KEVIN D. SMITH
208 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Mortgage Elect. Reg. Sys. vs Kevin Smith

NO. 160-03 ED NO. 51-03 JD

DATE/TIME OF SALE: 2-11-04 1000

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, 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 January 21, 28; February 4, 2004 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.

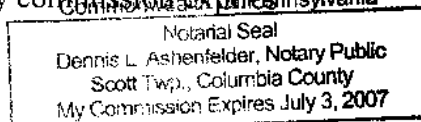


Sworn and subscribed to before me this 9th day of February, 2004.



(Notary Public)

My commission expires July 3, 2007



And now, 20 February, 2004, 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.

shk
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.,
Plaintiff,

vs.

KEVIN D. SMITH,
Defendant.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
:
: CIVIL DIVISION
:
: No. 2003-CV-51
:

ORDER OF COURT

AND NOW, to wit, this 10th day of February, 2004,
the Plaintiff's within Petition for Reassessment of Damages is
hereby denied.

BY THE COURT:

Shuman

P.J.

RECEIVED
COLUMBIA COUNTY
CLERK OF COURT

2004 FEB 10 PM 4:06

FILED
COLUMBIA COUNTY
CLERK OF COURT

Law Offices
FEDERMAN AND PHELAN, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Main Fax: (215)563-5534
Ph: (215)563-7000
Lynnette.britton@fedphe.com

Katherine Marshall
Sale Department, Ext. 1493

Representing Lenders in
Pennsylvania and New Jersey

February 10, 2004

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
35 W. Main Street
Bloomsburg, PA 17815

Re: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**
v. KEVIN D. SMITH
No. 2003-CV-51
Premises: 206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815

Dear Sir or Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for 2/11/04. Please relist the property for the 5/12/04 sale.

Very truly yours,


Katherine Marshall

/kjm

VIA TELECOPY 570-389-5625

Cc: **KEVIN D. SMITH**
206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815

**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date November 25, 2003

OWNER OR REPUTED OWNER

Kevin D Smith

2003 School & County/Township taxes were paid

DESCRIPTION OF PROPERTY

206 Spring Garden Ave
.14 acre

PARCEL NUMBER

18,01A-110-00,000

IN Hemlock Twp Township
Borough
City

This is to certify that, according to our records, there are no unpaid Taxes on
the above mentioned property as of December 31 2002

Excluding: Interim Tax Billings

Requested by: Harry Roadarmel, Jr. Sheriff

Does not include 2003 taxes

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00
Per Parcel

bb

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
LISA.STEINMAN@fedphe.com

January 29, 2004

Office of the Sheriff
COLUMBIA County Courthouse
P.O. BOX 380
BLOOMSBURG, PA 17815

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
V. KEVIN D. SMITH
COLUMBIA COUNTY, NO. 2003-CV-51

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

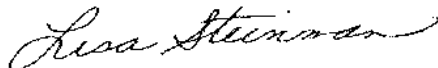
Enclosed please find the following:

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,



LISA STEINMAN
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 2/11/04 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: MORTGAGE ELECTRONIC *
REGISTRATION SYSTEMS, INC.) CIVIL ACTION

vs.

KEVIN D. SMITH)
CIVIL DIVISION
) NO. 2003-CV-51

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA) SS:

I, FRANK FEDERMAN, ESQUIRE attorney for **MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC.** hereby verify that on **12/22/03**
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: January 29, 2004


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

Name and Address of Sender

FEDERMAN & PHELAN
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
2	*****	TENANT/OCCUPANT 206 SPRING GARDEN AVENUE BLOOMSBURG, PA 17815		
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: SMITH, KEVIN 0105863690 KMD/spm		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

UNITED STATES POSTAGE
02 1A
0004300377
MAILED FROM ZIP CODE 19103
\$ 00.90
DEC 22 2003

**PRIORITY CLAIM
FOR
SHERIFFS SALE**
Please Print or Type

EXECUTION NUMBER
2003CV51
DATE OF SALE
02/11/2004
AMOUNT
\$886.36

MR HARRY A ROADARMEL JR
SHERIFF OF COLUMBIA COUNTY
BOX 380

BLOOMSBURG PA 17815

CORPORATION TAX FILE (BOX) NUMBER

\$0.00

EMPLOYER EIN

\$0.00

SALES TAX LICENSE NUMBER

\$0.00

SOCIAL SECURITY NUMBER

182-68-9188

\$886.36

DEFENDANT KEVIN D SMITH

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

- ☐ Sales and Use Tax, 72 P.S. § 7242
- ☐ Employer Withholding Tax, 72 P.S. § 7345
- ☒ Pennsylvania Personal Income Tax, 72 P.S. § 7345

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401).

- ☐ Corporation Taxes, 72 P.S. § 1401

STATEMENT OF ACCOUNT

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Personal Income Tax	8/8/2003	L-26253	\$886.36
TOTAL:			\$886.36

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of

Revenue 13 day of, January 2004

DIRECTOR, BUREAU OF COMPLIANCE

SECRETARY OF REVENUE

Gregory C. Fajt

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. Docket # 160ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

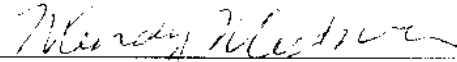
KEVIN D. SMITH

AFFIDAVIT OF SERVICE

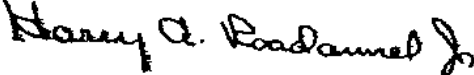
NOW, THIS MONDAY, DECEMBER 08, 2003, AT 9:10 AM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON KEVIN SMITH AT 206 SPRING GARDEN AVE., BLOOMSBURG BY HANDING TO CAREY SMITH, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, DECEMBER 10, 2003


NOTARY PUBLIC

NOTARIAL SEAL
WENDY WESTOVER, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA CO., PA
COMMISSION EXPIRES NOVEMBER 07, 2005



X
SHERIFF HARRY A. ROADARMEL JR.

X 
S. HARTZEL
DEPUTY SHERIFF

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS

VS.

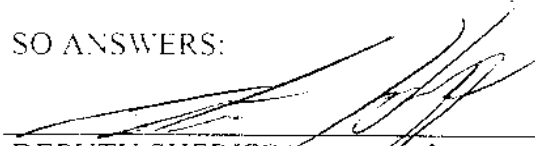
KEVIN SMITH

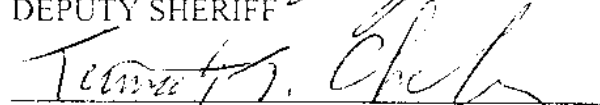
WRIT OF EXECUTION #160 OF 2003 ED

POSTING OF PROPERTY

JANUARY 5, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF KEVIN SMITH AT 206 SPRING GARDEN AVENUE BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF S. HARTZEL.


SO ANSWERS:


DEPUTY SHERIFF


ACTING SHERIFF, TIMOTHY T. CHAMBERLAIN

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 6TH DAY OF JANUARY 2004


NOTARY SEAL
WENDY WESTON, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA CO., PA
MY COMMISSION EXPIRES NOVEMBER 07, 2005

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/18/2003

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 160ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT KEVIN D. SMITH

784-9118

PERSON/CORP TO SERVED
KEVIN SMITH
206 SPRING GARDEN AVE.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Carey

RELATIONSHIP Wife IDENTIFICATION _____

DATE 12-8 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

12-8-03

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

Complete items 1, 2, and 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.

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 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:

U. S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
900 MARKET STREET- 5TH FLOOR
PHILADELPHIA, PA 19107

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *C. Rath* 160
☐ Agent ☒ Addressee
B. Received by (Printed Name) *C. Rath* C. Date of Delivery *NOV 2 2003*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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)

7002 3150 0006 4911 5471

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 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:

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 *John* 160
☐ Agent ☒ Addressee
B. Received by (Printed Name) *John* C. Date of Delivery *NOV 2 2003*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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)

7002 3150 0006 4911 5488

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 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:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *John* 160
☐ Agent ☒ Addressee
B. Received by (Printed Name) *John* C. Date of Delivery *NOV 2 2003*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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)

7002 3150 0006 4911 5464

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Samuel J. Henderson 160

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

NOV 2 2003

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 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:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature

John 160

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

NOV 2 2003

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/18/2003

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 160ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT KEVIN D. SMITH

PERSON/CORP TO SERVED	PAPERS TO SERVED
HEMLOCK SEWER	WRIT OF EXECUTION - MORTGAGE
FIREHALL ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON Kelly Kester

RELATIONSHIP Sec. IDENTIFICATION _____

DATE 11-25 TIME 1305 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

11-25-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/18/2003

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 160ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT KEVIN D. SMITH

PERSON/CORP TO SERVED
DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Postel

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-25 TIME 1:30 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

11-25-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/18/2003

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 160ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT KEVIN D. SMITH

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Jesse Kevin Smith

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-25 TIME 1237 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	<u>[Signature]</u>	<u>11/25</u>	DATE	<u>11-25-03</u>

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/18/2003

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 160ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT KEVIN D. SMITH

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

SERVED UPON Renee Newhart

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-25-03 TIME 1330 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Galt

DATE 11-25-03

FEDERMAN AND PHELAN, LLP

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

(215)563-7000

Attorney for Plaintiff

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
8201 GREENSBORO DRIVE, SUITE 350
MCLEAN, VA 22102**

Plaintiff,

v.

**KEVIN D. SMITH
206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815**

Defendant(s).

**:
:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:
:
: CIVIL DIVISION
:
:
: NO. 2003-CV51
:
:
:
:
:**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: KEVIN D. SMITH
206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815**

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

Your house (real estate) at **206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on February 11, 2003, at 10:00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$64,784.00** obtained by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The Sale will be cancelled if you pay to the Mortgagee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.

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

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

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

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

DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the South side of Spring Garden Avenue, 60.0 feet West of the Southwestern corner of Spring Garden Avenue and Ferncliff Road and running thence along the South side of Spring Garden Avenue, North 62 degrees East, 60.00 feet to the Western side of Ferncliff Road; thence along the Western side of Ferncliff Road, South 28 degrees East, 100.0 feet to the Northern side of a 16.0 foot alley; thence along the Northern side of said 16.0 foot alley, South 62 degrees West, 60.0 feet to the Eastern line of Lot No. 1; thence along the Eastern side of Lot No. 1, North 28 degrees West, 100.0 feet to the place of beginning.

BEING Lot No. 2.

TAX PARCEL #18-01A-111

Premises being: 206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815

TITLE TO SAID PREMISES IS VESTED IN Kevin D. Smith by Deed from Kay D. Bromfield and Edward L. Bromfield, wife and husband, et al dated 9/17/1999 and recorded 9/20/1999 in Record Book 738, Page 645.

REAL ESTATE OUTLINE

ED # 160-03

DATE RECEIVED 11-18-03
DOCKET AND INDEX 11-24-03
SET FILE FOLDER UP 11-24-03

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 312154

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

SALE DATE Feb. 11, 04 TIME 1000
POSTING DATE Jan. 7, 04
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan. 21
2ND WEEK 28
3RD WEEK Feb. 4, 04

SHERIFF'S SALE

WEDNESDAY FEBRUARY 11, 2004 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 160 OF 2003 ED AND CIVIL WRIT NO. 51 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the South side of Spring Garden Avenue, 60.0 feet West of the Southwestern corner of Spring Garden Avenue and Ferncliff Road and running thence along the South side of Spring Garden Avenue, North 62 degrees East, 60.0 feet to the Western side of Ferncliff Road; thence along the Western side of Ferncliff Road, South 28 degrees East, 100.0 feet to the Northern side of a 16.0 foot alley; thence along the Northern side of said 16.0 foot alley, South 62 degrees West, 60.0 feet to the Eastern line of Lot No. 1; thence along the Eastern side of Lot No. 1, North 28 degrees West, 100.0 feet to the place of beginning.

BEING Lot No. 2

TAX PARCEL #18-01A-110

TITLE TO SAID PREMISES IS VESTED IN Kevin D. Smith by Deed from Kay D. Bromfield and Edward L. Bromfield, wife and husband, et al dated 9/17/1999 and recorded 9/20/1999 in Record Book 738, Page 645.

PREMISES: 206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815

TERMS OF SALE

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

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

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

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

Plaintiff's Attorney
Frank Federman
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 11, 2004 AT 10:00 AM

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Plaintiff's Attorney
Frank Federman
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

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

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

vs.
KEVIN D. SMITH

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2003-CV51 Term 2001

WRIT OF EXECUTION
(Mortgage Foreclosure)

2003ED140

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property
(specifically described property below):

PREMISES: 206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815
(See Legal Description attached)

Amount Due

\$64,784.00

Interest from 5/21/02 to Sale
at \$10.65 per diem

\$_____ and costs.

Dated

11/18/2003
(SEAL)

Terri B. Kline
(Clerk) Office of the Prothonotary, Common Pleas Court
of Columbia County, Penna.

DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the South side of Spring Garden Avenue, 60.0 feet West of the Southwestern corner of Spring Garden Avenue and Ferncliff Road and running thence along the South side of Spring Garden Avenue, North 62 degrees East, 60.00 feet to the Western side of Ferncliff Road; thence along the Western side of Ferncliff Road, South 28 degrees East, 100.0 feet to the Northern side of a 16.0 foot alley; thence along the Northern side of said 16.0 foot alley, South 62 degrees West, 60.0 feet to the Eastern line of Lot No. 1; thence along the Eastern side of Lot No. 1, North 28 degrees West, 100.0 feet to the place of beginning.

BEING Lot No. 2.

TAX PARCEL #18-01A-111

TITLE TO SAID PREMISES IS VESTED IN Kevin D. Smith by Deed from Kay D. Bromfield and Edward L. Bromfield, wife and husband, et al dated 9/17/1999 and recorded 9/20/1999 in Record Book 738, Page 645.

Promises: 206 SPRING GARDEN AVENUE, BLOOMSBURG, PA, 17815

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

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

vs.

KEVIN D. SMITH

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property (specifically described property below):

PREMISES: 206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815
(See Legal Description attached)

Amount Due

\$64,784.00

Interest from 5/21/02 to Sale
at \$10.65 per diem

\$_____ and costs.

Dated

11/18/2003
(SEAL)

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2003-CV51 Term 2001

WRIT OF EXECUTION
(Mortgage Foreclosure)

Writ
2003 ED160

Toni B. Kline/EAB
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

DESCRIPTION

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Premises: 206 SPRING GARDEN AVENUE, BLOOMSBURG, PA, 17815

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

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

vs.
KEVIN D. SMITH

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2003-CV51 Term 2001

WRIT OF EXECUTION
(Mortgage Foreclosure)

Writ 2003 ED 160

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property
(specifically described property below):

PREMISES: 206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815
(See Legal Description attached)

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at \$10.65 per diem

\$..... and costs.

Dated

11/18/2003
(SEAL)

Fanni B. Kline / EAB
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

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

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

vs.

KEVIN D. SMITH

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2003-CV51 Term 2001

WRIT OF EXECUTION
(Mortgage Foreclosure)

Writ
2003 ED160

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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(specifically described property below):

PREMISES: 206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815
(See Legal Description attached)

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\$64,784.00

Interest from 5/21/02 to Sale
at \$10.65 per diem

\$ _____ and costs.

Dated

11/18/2003
(SEAL)

Tommi B. Klein/EAB
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

DESCRIPTION

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Premises: 206 SPRING GARDEN AVENUE, BLOOMSBURG, PA, 17815

Frank Federman
FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN AND PHELAN, LLP

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

(215)563-7000

Attorney for Plaintiff

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
8201 GREENSBORO DRIVE, SUITE 350
MCLEAN, VA 22102**

Plaintiff,

v.

**KEVIN D. SMITH
206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815**

Defendant(s).

:
:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2003-CV51**
:
:
:
:
:
:
:

CERTIFICATION

FRANK FEDERMAN, ESQUIRE hereby verifies that he is the attorney for the Plaintiff in the above-captioned matter and that the premises is not subject to the provisions of Act 91 because it is:

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

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



FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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 (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815 |
| DOMESTIC RELATIONS
OF COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF
PENNSYLVANIA
DEPARTMENT OF
WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

November 6, 2003

Date


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN AND PHELAN, LLP

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

(215)563-7000

Attorney for Plaintiff

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
8201 GREENSBORO DRIVE, SUITE 350
MCLEAN, VA 22102**

Plaintiff,

v.

**KEVIN D. SMITH
206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815**

Defendant(s).

**COLUMBIA COUNTY
COURT OF COMMON PLEAS
CIVIL DIVISION
NO. 2003-CV51**

**AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQUIRE, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815.**

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

NAME

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

KEVIN D. SMITH

**206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815**

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

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 (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815 |
| DOMESTIC RELATIONS
OF COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF
PENNSYLVANIA
DEPARTMENT OF
WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

November 6, 2003
Date


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN AND PHELAN, LLP

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

(215)563-7000

Attorney for Plaintiff

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
8201 GREENSBORO DRIVE, SUITE 350
MCLEAN, VA 22102**

Plaintiff,

v.

**KEVIN D. SMITH
206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815**

Defendant(s).

:
:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2003-CV51**
:
:
:
:
:
:
:

**AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQUIRE, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815**.

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

NAME

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

KEVIN D. SMITH

**206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815**

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

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 (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815 |
| DOMESTIC RELATIONS
OF COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF
PENNSYLVANIA
DEPARTMENT OF
WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

November 6, 2003
Date


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN AND PHELAN, LLP

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

(215)563-7000

Attorney for Plaintiff

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
8201 GREENSBORO DRIVE, SUITE 350
MCLEAN, VA 22102**

Plaintiff,

v.

**KEVIN D. SMITH
206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815**

Defendant(s).

:
:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2003-CV51**
:
:
:
:
:
:
:

**AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQUIRE, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815**.

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

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

KEVIN D. SMITH

**206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815**

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

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- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
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| None | |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815 |
| DOMESTIC RELATIONS
OF COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF
PENNSYLVANIA
DEPARTMENT OF
WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

November 6, 2003
Date


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

(215)563-7000

**COLUMBIA COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION


NO. 2003-CV51**

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 (If address cannot be reasonably ascertained, please so indicate.) |
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- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
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6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815 |
| DOMESTIC RELATIONS
OF COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
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November 6, 2003
Date


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN AND PHELAN, LLP

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

(215)563-7000

Attorney for Plaintiff

MORTGAGE ELECTRONIC

REGISTRATION SYSTEMS, INC.

8201 GREENSBORO DRIVE, SUITE 350

MCLEAN, VA 22102

Plaintiff,

v.

KEVIN D. SMITH

206 SPRING GARDEN AVENUE

BLOOMSBURG, PA 17815

Defendant(s).

: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
: CIVIL DIVISION
: NO. 2003-CV51

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: KEVIN D. SMITH
206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815

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

Your house (real estate) at **206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$64,784.00** obtained by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The Sale will be cancelled if you pay to the Mortgagee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.

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

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

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

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

DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the South side of Spring Garden Avenue, 60.0 feet West of the Southwestern corner of Spring Garden Avenue and Ferncliff Road and running thence along the South side of Spring Garden Avenue, North 62 degrees East, 60.00 feet to the Western side of Ferncliff Road; thence along the Western side of Ferncliff Road, South 28 degrees East, 100.0 feet to the Northern side of a 16.0 foot alley; thence along the Northern side of said 16.0 foot alley, South 62 degrees West, 60.0 feet to the Eastern line of Lot No. 1; thence along the Eastern side of Lot No. 1, North 28 degrees West, 100.0 feet to the place of beginning.

BEING Lot No. 2.

TAX PARCEL #18-01A-111

Premises being: 206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815

TITLE TO SAID PREMISES IS VESTED IN Kevin D. Smith by Deed from Kay D. Bromfield and Edward L. Bromfield, wife and husband, et al dated 9/17/1999 and recorded 9/20/1999 in Record Book 738, Page 645.

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

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

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

..... (SEAL)
(A Return for Plaintiff(s))

....., 20

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

Sir: — There will be placed in your hands

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

follows: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. vs
KEVIN D. SMITH and

The defendant will be found at 206 SPRING GARDEN AVENUE,
BLOOMSBURG, PA 17815

..... 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

.....

.....

SHERIFF'S RETURN

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

KEVIN D. SMITH

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2003-CV51 CD Term, 2000

WRIT *2003 ED 160*

ISSUED

NOW, _____ 2001, I, _____ High Sheriff of Columbia County, Pennsylvania,
do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation
being made at the request and risk of the Plaintiff.
Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 2001, at _____ O'Clock _____ m., served the within

_____ upon _____

at _____

_____ by handing to _____

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

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20 _____

Notary Public

BY: _____
Sheriff

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


return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

<p align="center">SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN</p>		<p>INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.</p>
<p>Plaintiff MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.</p>	<p>Expiration date</p>	
<p>Defendant KEVIN D. SMITH</p>	<p>Court Number 2003-CV51</p>	<p>Type or Writ of Complaint EXECUTION/NOTICE OF SALE</p>
<p>SERVE  AT</p>	<p>NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>KEVIN D. SMITH</u> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815</u></p>	

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 200_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant		Telephone Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		(215)563-7000	
SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE			
PLAINTIFF		Court Number	

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
Sheriff of _____		

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
Plaintiff MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.		Expiration date 2003-CV51	
Defendant KEVIN D. SMITH		Type or Writ of Complaint EXECUTION/NOTICE OF SALE	
SERVE 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.			
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW, _____, 200_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.			
_____ Sheriff of COLUMBIA County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.			
Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant _____ ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		Telephone Number (215)563-7000	Date
SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE			
PLAINTIFF		Court Number	

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date
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Plaintiff MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.	Court Number 2003-CV51
--	----------------------------------

Defendant KEVIN D. SMITH	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
------------------------------------	--

SERVE AT	{ NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815
-------------------------------	---

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

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

NOW, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

 Sheriff of COLUMBIA County, Penna.

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

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

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
-----------	--------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____
--	--	------------------------------

DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the South side of Spring Garden Avenue, 60.0 feet West of the Southwestern corner of Spring Garden Avenue and Ferncliff Road and running thence along the South side of Spring Garden Avenue, North 62 degrees East, 60.00 feet to the Western side of Ferncliff Road; thence along the Western side of Ferncliff Road, South 28 degrees East, 100.0 feet to the Northern side of a 16.0 foot alley; thence along the Northern side of said 16.0 foot alley, South 62 degrees West, 60.0 feet to the Eastern line of Lot No. 1; thence along the Eastern side of Lot No. 1, North 28 degrees West, 100.0 feet to the place of beginning.

BEING Lot No. 2.

TAX PARCEL #18-01A-111

TITLE TO SAID PREMISES IS VESTED IN Kevin D. Smith by Deed from Kay D. Bromfield and Edward L. Bromfield, wife and husband, et al dated 9/17/1999 and recorded 9/20/1999 in Record Book 738, Page 645.

Promises: 206 SPRING GARDEN AVENUE, BLOOMSBURG, PA, 17815

DESCRIPTION

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Premises: 206 SPRING GARDEN AVENUE, BLOOMSBURG, PA, 17815

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BEING Lot No. 2.

TAX PARCEL #18-01A-111

TITLE TO SAID PREMISES IS VESTED IN Kevin D. Smith by Deed from Kay D. Bromfield and Edward L. Bromfield, wife and husband, et al dated 9/17/1999 and recorded 9/20/1999 in Record Book 738, Page 645.

Promises: 206 SPRING GARDEN AVENUE, BLOOMSBURG, PA, 17815

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

COMMERCE BANK
PHILADELPHIA, PA 19148

CHECK NO
000312154

3-180/360

DATE 11/07/2003

DATE	AMOUNT
11/07/2003	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 90 days

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

Thomas S. Heltman

SECURED
31562460

⑈312154⑈ ⑆036001808⑆36 150866 6⑈