

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Zip Code Zip Code

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A statement of value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

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

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Harry A. Roadarmel, Jr. - Sheriff
Columbia County Courthouse

Grantee(s)/Lessee(s)

WELLS FARGO HOME MORTGAGE, INC

Street Address

P.O. Box 380, 35 W. Main Street

Street Address

3476 Stateview Boulevard

City: Bloomsburg State: PA Zip Code: 17815

City: Fort Mill State: SC Zip Code: 29715

C PROPERTY LOCATION

Street Address

320 East First Street, Bloomsburg, PA 17815

City, Township, Borough

Town of Bloomsburg

County: Columbia

School District: Bloomsburg

Tax Parcel Number: 05E-05-157

D VALUATION DATA

1. Actual Cash Consideration

\$70,000.00

2. Other Consideration

+ -0-

3. Total Consideration

= \$70,000.00

4. County Assessed Value

\$29,469.00

5. Common Level Ratio Factor

x 2.92

6. Fair Market Value

= \$86,049.48

E EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Interest Conveyed

100%

2. Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession

(Name of Decedant)

(Estate File Number)

☐ Transfer to Industrial Development Agency.

☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)

☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 2000, Page Number 09198.

☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Other (Please explain exemption claimed, if other than listed above.)

Under Penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

FRANK FEDERMAN, ESQUIRE

Date:

4/7/04

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

SHERIFF'S SALE COST SHEET

Mortgage Electronic Reg. Syst. vs. Patrick Bressi & Janine Wyckoff
 NO. 176-03 ED NO. 397-03 JD DATE/TIME OF SALE 3-3-04 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</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>6.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>404.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>658.04</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>883.04</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>407.45</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>412.45</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$
WATER 20	\$
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. <u>Maritac Co.</u>	\$ <u>21.85</u>
TOTAL ***** \$ <u>21.85</u>	

TOTAL COSTS (OPENING BID) \$ 1902.84

FEDERMAN & PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Fax: 215-563-7009
mark.siuta@fedphc.com

Mark Siuta
Paralegal, ext. 1385

Representing Lenders in
Pennsylvania and New Jersey

March 9, 2004

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

Re: BRESSI, Patrick M. & Jamie L. Wyckoff
320 East First Street
Bloomsburg, PA 17815
No. 2003-CV-397

Dear Sir or Madam:


With reference to the above captioned property, which was knocked-down to Frank Federman as "attorney-on-the-writ", please prepare the Sheriff's Deed to Wells Fargo Home Mortgage, Inc, 3476 Stateview Boulevard, Fort Mill, SC, 29715.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

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

Thank you in advance for your cooperation in this matter.

Yours truly,


Mark Siuta/for
Federman & Phelan, LLP
Enclosure

cc: Wells Fargo Home Mortgage, Inc.

Account No. 2560331

ENTITY VENDOR
FAP Sheriff of Columbia County [SCOLU]

CHECK DATE CHECK NO.
04/08/2004 000345146

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
000345146	000392097	04/08/2004		72568	2,202.84	0.00	2,202.84
2560331 BRESSI							
							2,202.84

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

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
000345146

RCE 04/08/2004

DATE	AMOUNT
04/08/2004	*****2,202.84

Void after 90 days

Pay TWO THOUSAND TWO HUNDRED TWO AND 84/100 DOLLARS

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

Francis S. Hillman

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR BREATH ON IT. THE IMAGE DISAPPEARS WITH HEAT.

000345146 0036001808036 150866 6

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Mortgage Electronic Reg. Sys. VS Patrick Bressi & Jennie Wyckoff

NO. 176-03 ED NO. 397-03 JD

DATE/TIME OF SALE: 3-3-04 0930

BID PRICE (INCLUDES COST) \$ 10,000.00

POUNDAGE - 2% OF BID \$ 1400.00

TRANSFER TAX - 2% OF FAIR MKT \$ 0-

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3552.84

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Michael Denney
MICHAEL DENNEY, ESQ. for
Federal & Phelan, Attys for lender

TOTAL DUE: \$ 3552.84

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2202.84

**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date December 16, 2003

OWNER OR REPUTED OWNER

Patrick M Bressi
Jamie L Wyckoff

DESCRIPTION OF PROPERTY

320 E First St
.15 acre

PARCEL NUMBER

05E,05-157-00,000

IN Town of Bloomsburg

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

2003 School & County/Township Taxes were paid.

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.,
Plaintiff,

vs.


PATRIC M. BRESSI and
JAMIE L. WYCKOFF,
Defendants.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
:
: CIVIL DIVISION
:
:
: No. 2003-CV-397
:

ORDER OF COURT

AND NOW, to wit, this 18 day of February, 2004,
the Plaintiff's within Petition for Reassessment of Damages is
hereby denied.

BY THE COURT:

 P.J.

FILED

2004 FEB 18 P 3:34

CLERK OF COURT
COLUMBIA COUNTY, PA

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.

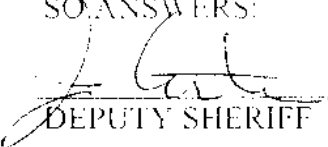
PATRICK BRESSI AND JAMIE WYCKOFF

WRIT OF EXECUTION #176 OF 2003 ED

POSTING OF PROPERTY

JANUARY 28, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF PATRICK BRESSI AND JAMIE WYCKOFF AT 320 E. 1ST ST. BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF J. ARTER.

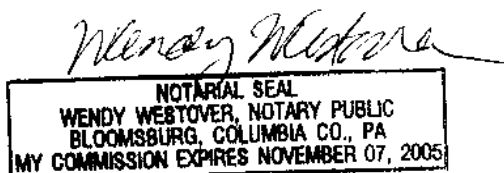
SO ANSWERS:


DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 30TH DAY OF JANUARY 2004



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0237

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Tuesday, December 16, 2003

MARY WARD-TAX COLLECTOR
E. 2ND ST.
BLOOMSBURG, PA 17815-

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
VS
PATRICK M. BRESSI
JAMIE L. WYCKOFF

DOCKET # 176ED2003

JD # 397JD2003

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

05E-05-157

FEDERMAN and PHELAN, L.L.P.

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLA. /IFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

PATRICK M. BRESSI
JAMIE L. WYCKOFF

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2003-CV-397

:

:

:

:

****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

12/4/03

TO: PATRICK M. BRESSI
9 B STREET
DANVILLE, PA 17821

JAMIE L. WYCKOFF
60 BRENTWOOD CIRCLE
BLOOMSBURG, PA 17815

Your house (real estate) at **320 EAST 1ST STREET, BLOOMSBURG, PA 17815**, is scheduled to be sold at the Sheriff's Sale on March 3, 2004, at 9:30 AM in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$88,252.45** 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 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 and lot of land situate on the Southern side of East First Street in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin corner on the Southern side of East First Street, in line of land now or formerly of Bessie M. Long; thence by the same, South 49 degrees 5 minutes East, 141.8 feet to a stake corner in line of land now or formerly of Rebecca Martin Estate; thence by the same, South 35 degrees West, 50 feet to a stake corner in line of land now or formerly of Adam J. Zaleski; thence by the same, North 46 degrees West, 84.5 feet to a stake corner; thence by the same, North 63 degrees 30 minutes West, 50 feet to an iron pin corner on the Southern side of East First Street; thence by the same, North 26 degrees 30 minutes East, 58.6 feet to an iron pin corner in line of land now or formerly of Bessie M. Long, the place of beginning.

WHEREON is erected a two story frame dwelling, designated as No. 320 E. First Street.

Tax Parcel #05E-05-157

PROPERTY BEING KNOWN AS: 320 EAST FIRST STREET
BLOOMSBURG, PA 17815

TITLE TO SAID PREMISES IS VESTED IN Patrick M. Bressi, Single and Jamie L. Wyckoff, Single, as Joint Tenants with Right of Survivorship by Deed from Helen W. Miller, Widow dated 9/28/2000 and recorded 9/29/2000 in Instrument #200009197.



PHONE
(570) 389-5622

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

24 HOUR PHONE
(570) 784-6300

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. Docket # 176ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

PATRICK M. BRESSI
JAMIE L. WYCKOFF

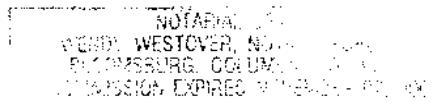
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, JANUARY 16, 2004, AT 10:55 AM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON PATRICK BRESSI AT 167 W. LAKE GLORY ROAD, CATAWISSA BY HANDING TO PATRICK BRESSI, 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 MONDAY, JANUARY 19, 2004

Wendy Westover
NOTARY PUBLIC



Timothy T. Chamberlain

X
TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF

X P. D'Angelo
P. D'ANGELO
DEPUTY SHERIFF

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 # 176ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

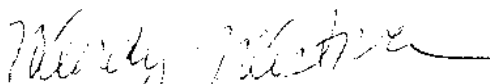
PATRICK M. BRESSI
JAMIE L. WYCKOFF

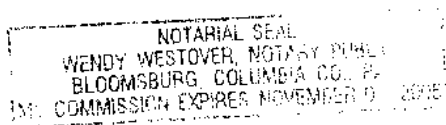
AFFIDAVIT OF SERVICE

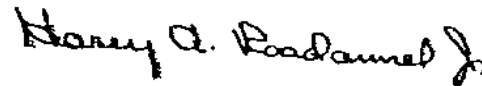
NOW, THIS MONDAY, DECEMBER 22, 2003, AT 1:30 PM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON JAMIE WYCKOFF AT 60 BRENTWOOD CIRCLE, BLOOMSBURG BY HANDING TO CRAIG YOUNG, Father, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

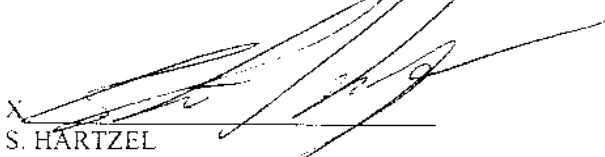
SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, DECEMBER 22, 2003


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.


X
S. HARTZEL
DEPUTY SHERIFF

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
Katherine.Marshall@fedphe-pa.com

January 26, 2004

Office of the Sheriff
COLUMBIA County Courthouse

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
V. PATRICK M. BRESSI and JAMIE L. WYCKOFF
COLUMBIA COUNTY, NO. 2003-CV-397

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,


Katherine Marshall
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE MARCH 3, 2004 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

No.: 2003-CV-397

vs.

PATRICK M. BRESSI
JAMIE L. WYCKOFF

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)
Sale Date: MARCH 3, 2004

I, FRANK FEDERMAN, ESQUIRE attorney for **MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.** hereby verify that on December 22, 2003 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 26, 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	Fec
1	*****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		TENANT/OCCUPANT 320 EAST 1ST STREET BLOOMSBURG, PA 17815		
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
Total Number of Pieces Listed by Sender		RE: BRESSI, PATRICK 2560331 KMD/spm		
Total Number of Pieces Received at Post Office		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

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



SHERIFF'S SALE

WEDNESDAY MARCH 3, 2004 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 176 OF 2003 ED AND CIVIL WRIT NO. 397 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 lot of land situate on the Southern side of East First Street in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin corner on the Southern side of East First Street, in line or land now or formerly of Bessie M. Long; thence by the same, South 49 degrees 5 minutes East, 141.8 feet to a stake corner in line of land now or formerly of Rebecca Martin Estate; thence by the same, South 35 degrees West, 50 feet to a stake corner in line of land now or formerly of Adam J. Zaleski; thence by the same, North 46 degrees West, 84.5 feet to a stake corner; thence by the same, North 63 degrees 30 minutes West, 50 feet to an iron pin corner on the Southern side of East First Street; thence by the same, North 26 degrees 30 minutes East, 58.6 feet to an iron pin corner in line of land now or formerly of Bessie M. Long, the place of beginning.

WHEREON is erected a two story frame dwelling, designated as No. 320 E. First Street.

Tax Parcel #05E-05-157

PROPERTY BEING KNOWN AS: 320 EAST FIRST STREET, BLOOMSBURG, PA 17815

TITLE TO SAID PREMISES IS VESTED IN Patrick M. Bressi, Single and Jamie L. Wyckoff, Single, as Joint Tenants with Right of Survivorship by Deed from Helen W. Miller, Widow dated 9/28/2000 and recorded 9/29/2000 in Instrument #200009197.

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 MARCH 3, 2004 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 176 OF 2003 ED AND CIVIL WRIT NO. 397 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 lot of land situate on the Southern side of East First Street in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin corner on the Southern side of East First Street, in line or land now or formerly of Bessie M. Long; thence by the same, South 49 degrees 5 minutes East, 141.8 feet to a stake corner in line of land now or formerly of Rebecca Martin Estate; thence by the same, South 35 degrees West, 50 feet to a stake corner in line of land now or formerly of Adam J. Zaleski; thence by the same, North 46 degrees West, 84.5 feet to a stake corner; thence by the same, North 63 degrees 30 minutes West, 50 feet to an iron pin corner on the Southern side of East First Street; thence by the same, North 26 degrees 30 minutes East, 58.6 feet to an iron pin corner in line of land now or formerly of Bessie M. Long, the place of beginning.

WHEREON is erected a two story frame dwelling, designated as No. 320 E. First Street.

Tax Parcel #05E-05-157

PROPERTY BEING KNOWN AS: 320 EAST FIRST STREET, BLOOMSBURG, PA 17815

TITLE TO SAID PREMISES IS VESTED IN Patrick M. Bressi, Single and Jamie L. Wyckoff, Single, as Joint Tenants with Right of Survivorship by Deed from Helen W. Miller, Widow dated 9/28/2000 and recorded 9/29/2000 in Instrument #200009197.

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

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: MONTOUR COUNTY
DATE RECEIVED 12/10/2003

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 176ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT PATRICK M. BRESSI
JAMIE L. WYCKOFF

PERSON/CORP TO SERVED	PAPERS TO SERVED
PATRICK BRESSI	WRIT OF EXECUTION - MORTGAGE
9-B STREET 167 W. Lake George Rd	FORECLOSURE
DANVILLE Catawissa	Cell # 594-0358

SERVED UPON PATRICK BRESSI

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01/16/04 TIME 1055 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

Paul D. Smith

DATE 01/16/04

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
Shawn.mccann @fedphe-pa.com

January 13, 2004

Office of the Sheriff
Columbia County Courthouse

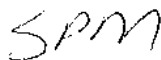
RE: Mortgage Electronic Registration Systems, Inc.
v. Patrick M. Bressi and Jamie L. Wyckoff
COLUMBIA COUNTY, NO. 2003-CV-397

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,



Shawn P. McCann
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 3/3/04 SHERIFF'S SALE*****

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

2. Article
(Transfer from service label)

PS Form

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *[Name]* C. Date of Delivery *176*
- D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

ACPRI-03-Z-09

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

2. Article Number
(Transfer from service label)

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-09

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *[Name]* C. Date of Delivery *176*
- D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

7002 2410 0001 8079 8852

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

2. Article Number
(Transfer from service label)

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-09

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *[Name]* C. Date of Delivery *176*
- D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

7002 2410 0001 8079 8814

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.

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 THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *[Name]* C. Date of Delivery *176*
- D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

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

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *[Name]* C. Date of Delivery *176*
- D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

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

2. Article Number
(Transfer from service label)

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-09

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *[Name]* C. Date of Delivery *176*
- D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

7002 2410 0001 8079 8814

2. Article Number
(Transfer from service label)

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-09

ETM

COLUMBIA County
No 2003-CV-397

Type of Action
- Notice of Sheriff's Sale

Sale Date: 3/3/04

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

Served and made known to Patrick M. Bressi, Defendant, on the 3rd day of January, 2004, at 9:00 o'clock A.m., at 9 B Street Danville, Commonwealth of PA., in the manner described below:

☐ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s). Relationship is _____
☐ Adult in charge of Defendant(s)'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: _____

I, Terrance E. Moran, 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.

NOTARIAL SEAL
PATRICIA L M MONGIELLO
Notary Public
DUNMORE BOROUGH
LACKAWANNA COUNTY
My Commission Expires April 1, 2006

NOT SERVED Terrance E. Moran

_____ Moved _____ Unknown _____ No Answer _____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

By:

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

AFFIDAVIT OF SERVICE

FTM

**Plaintiff: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.**

**COLUMBIA County
No 2003-CV-397**

**Defendant(s): PATRICK M. BRESSI
JAMIE L. WYCKOFF**

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

Sale Date: 3/3/04

**Address: 60 BRENTWOOD CIRCLE
BLOOMSBURG, PA 17815**

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

SERVED

Served and made known to Jamie L. Wyckoff, Defendant, on the 3rd day of Jan., 2004 at 9:46 o'clock A.m., at 60 Brentwood Circle, Bloomsburg, PA. 17815, in the manner described below:

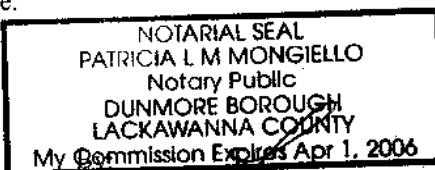
_____ Defendant personally served.
 x x x x _____ Adult family member with whom Defendant(s) reside(s). Relationship is Wife
 _____ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
 _____ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
 _____ Agent 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 42 Height 5'6" Weight 160 Race W Sex F Other Red hair, glasses

I, Terrance E. Moran, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 5 day
of Jan., 2004

Notary:



Patricia L M Mongiello

NOT SERVED

Terrance E Moran
Terrance E. Moran

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

_____ Moved _____ Unknown _____ No Answer _____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 2004.

Notary:

By:

Attorney for Plaintiff

**Frank Federman, Esquire - I.D. No. 12248
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103**

3815

MONTGOMERY COUNTY SHERIFFS ACCOUNT

RAY C. GERRINGER, SHERIFF
29 MILL STREET
DANVILLE, PA 17821

60-295-313

DATE

11/1/99

\$ 28.15

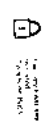
PAY
TO THE
ORDER OF

Montgomery County Sheriff's Office
Twenty-eight & 10/100



VOID AFTER 60 DAYS

DOLLARS



FOR 2003-2414

James K. Karpinski

⑈003815⑈ ⑆031302955⑆

27060169⑈

*to Menhous Co,
to 21,85*

ACCOUNT STATEMENT

Montour County Sheriff's Office

29 Mill Street

Danville, Pa. 17821

Telephone: (570) 271-3020

Fax: (570) 271-3037

To:

Columbia County Sheriff's Office
Courthouse
PO Box 380
Bloomsburg, PA17815

Date 7-Jan-04

Docket 2003-ED-176

County Columbia

Type Writ of Execution -
Mortgage Foreclosure

Plaintiff(s): Mortgage Electronic Registration Systems, Inc.

Defendant(s): Patrick M. Bressi

Date

Credits

Charge

Balance

12/22/03 Advance Check # 1437

\$50.00

01/07/04 No service on Patrick M. Bressi

\$21.85

\$28.15
REFUND

Check # 3815

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 176ED2003
SYSTEMS, INC.

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

PATRICK M. BRESSI
JAMIE L. WYCKOFF

NOW, TUESDAY, DECEMBER 16, 2003, I, HON. HARRY A. ROADARMEL JR. HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF MONTGOMERY COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, PATRICK BRESSI, AT 9 B STREET, DANVILLE, PA

HARRY A. ROADARMEL, SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

SHERIFF'S OFFICE
MONTOUR COUNTY, COMMONWEALTH OF PENNA.
29 MILL STREET, DANVILLE, PA 17821 (570) 271-3020

SHERIFF'S SERVICE
PROCESS RECEIPT, AND AFFIDAVIT OF RETURN

1. Plaintiff(s) MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.	2. Docket Number / County 2003-ED-176 Columbia
2. Defendant(s) PATRICK M. BRESSI and JAMIE L. WYCKOFF (Serve: Patrick M. Bressi)	4. Type of Writ or Complaint Writ of Execution - Mortgage Foreclosure, Notice and Handbill

SERVE

AT

5. Name

6. Address

7. Indicate unusual service: ☐ Reg. Mail ☐ Cert. Mail ☐ Deputize ☐ Other

Now, **2003** I Sheriff of **MONTOUR COUNTY, PENNSYLVANIA**, do hereby deputize
the Sheriff of _____ County to execute this Writ and make return thereof
according to law. This deputation being made at the request and risk of the plaintiff.

Sheriff of Montour County

8. SPECIAL INSTRUCTION OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE

9. Name and Address of Attorney/Originator	10. Telephone Number	11. Date
12. Signature		

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

Serving Deputy: Shane M. Craig	Date Filed 10 December 2003.	Expiration
--	--	------------

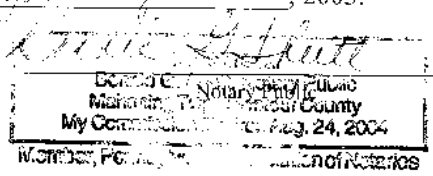
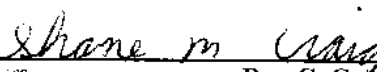
16. Served and made known to _____, on the _____ day of _____
2003, at _____ o'clock _____ M., at _____
County of Montour Commonwealth of Pennsylvania, in the manner described below:

☐ Defendant personally served.
☐ Adult family member with whom said Defendant resides. Relationship is _____
☐ Adult in charge of Defendant's residence.
☐ Manager / Clerk of place of lodging in which Defendant resides.
☐ Agent of person in charge of Defendant's office or usual place of business
☐ _____ an officer of said Defendant company.
☐ Other _____

On the **5th** day of **January**, 2004, at **2:00** o'clock **P.M.**
Defendant not found because:
☐ Moved ☐ Unknown ☐ No answer ☐ Vacant
☒ Other: _____

Remarks: **Defendant is living at 167 W. Lake Glory Road, Catawissa. Defendant's cell phone number is: 594-0358.**

Advance	Docket	Service	Mileage	Affidavit	Notary	Sur. Chrg.	Misc.	Total	Costs Due / Refund
\$50.00	\$9.00	\$5.00	\$0.25	\$2.50	\$2.00	\$0.00	\$3.10	\$21.85	\$28.15

Sworn and Subscribed to before me this <u>10th</u> Day of <u>January</u> , 2003.  _____ Notary Public	So Answer. Signature of Deputy Sheriff  _____ Sheriff Ray C. Geffringer SHERIFF OF MONTOUR COUNTY
--	--

I Acknowledge Receipt of the Sheriff's Return Signature of Authorized Authority and Title.	Date Received
--	---------------

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

Chairman
Robert Linn
Vice Chairman
George Hemingway
Treasurer
Samuel Evans
Secretary-Asst. Treasurer
Carol L. Mas
Solicitor
Gary E. Norton, Esq.

Board of Directors

Robert Linn
George Hemingway
Samuel Evans
Michael Upton
Thomas Evans

**TOWN HALL
301 EAST SECOND STREET
BLOOMSBURG PA 17815
570~784~5422
570~784~1518 (FAX)**

January 7, 2004

Tim Chamberlain
Interim Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg PA 17815

RE: Bressi, Patrick
Wyckoff, Jamie
320 E. First Street


Docket # 176ED2003
JD# 397JD2003

Dear Mr. Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you it holds no claims for unpaid sewer service charges.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,


Amber Kenney
Office Administrator

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/10/2003

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 176ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT PATRICK M. BRESSI
JAMIE L. WYCKOFF

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

SERVED UPON RENAP

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-16 TIME 1110 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. Carl

DATE 12-16-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/10/2003

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 176ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT PATRICK M. BRESSI
JAMIE L. WYCKOFF

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON CESLIE

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-16 TIME 1130 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 12-16-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/10/2003

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 176ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT PATRICK M. BRESSI
JAMIE L. WYCKOFF

PERSON/CORP TO SERVED
MARY WARD-TAX COLLECTOR
E. 2ND ST.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON mail slot in Door

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-22 TIME 1235 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

12-22-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/10/2003

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 176ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT PATRICK M. BRESSI
JAMIE L. WYCKOFF

PERSON/CORP TO SERVED	PAPERS TO SERVED
BLOOMSBURG SEWER	WRIT OF EXECUTION - MORTGAGE
E. 2ND ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Cathy Kersy

RELATIONSHIP office clerk IDENTIFICATION _____

DATE 12-22 TIME 1235 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

12-22-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/10/2003

SERVICE# 3 - OF - 13 SERVICES
DOCKET # 176ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT PATRICK M. BRESSI
JAMIE L. WYCKOFF

PERSON/CORP TO SERVED
TENANT(S)
320 E 1ST ST.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Postal

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-22 TIME 1230 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

12-22-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/10/2003

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 176ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT PATRICK M. BRESSI
JAMIE L. WYCKOFF

PERSON/CORP TO SERVED
JAMIE WYCKOFF
60 BRENTWOOD CIRCLE
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON CRAIG YOUNG

RELATIONSHIP FATHER IDENTIFICATION _____

DATE 12-22 TIME 1530 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

12-22-03

REAL ESTATE OUTLINE

ED # 176-03

DATE RECEIVED 12-10-03
DOCKET AND INDEX 12-16-03
SET FILE FOLDER UP 12-16-03

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>
COPY OF DESCRIPTION	<u>✓</u>
WHEREABOUTS OF LKA	<u>✓</u>
NON-MILITARY AFFIDAVIT	<u>✓</u>
NOTICES OF SHERIFF SALE	<u>5</u>
WATCHMAN RELEASE FORM	<u>✓</u>
AFFIDAVIT OF LIENS LIST	<u>✓</u>
CHECK FOR \$1,350.00 OR _____	<u>✓</u>

CK# 317522

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

SALE DATE	<u>Mar 3 2004</u>	TIME <u>0930</u>
POSTING DATE	<u>1-28-03</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>Feb. 11</u>
	2 ND WEEK	<u>18</u>
	3 RD WEEK	<u>25, 04</u>

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 23.57

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

**PATRICK M. BRESSI
JAMIE L. WYCKOFF**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA**

: NO: 2003-CV-397

**: 2003-ED-176
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)**

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 320 EAST 1ST STREET
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$88,252.45

Interest from 12/4/03 \$ _____
to sale date
(per diem-\$14.51)

Total \$ _____ Plus Costs as endorsed.

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

Dated: 12-10-2003
(Seal)

No. 2003-CV-397, 2001 A.D.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

vs.

PATRICK M. BRESSI
JAMIE L. WYCKOFF

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of the Prothonotary

Judg. Fee

Cr.

Sat.

Attorney for Plaintiff

Address: 60 BRENTWOOD CIRCLE, BLOOMSBURG, PA 17815
9 B STREET, DANVILLE, PA 17821

Where papers may be served.

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

ATTORNEY FOR PLAINTIFF

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

**PATRICK M. BRESSI
JAMIE L. WYCKOFF**

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-397
: 2003-ED-176
:
:

CERTIFICATION

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

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

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

PATRICK M. BRESSI
JAMIE L. WYCKOFF

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-397
: 2003-ED-176
:
:

CERTIFICATION

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

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

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

PATRICK M. BRESSI
JAMIE L. WYCKOFF

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION

: NO. 2003-CV-397

: 2003 ED-176

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., 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 **320 EAST 1ST STREET, 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)

PATRICK M. BRESSI

**9 B STREET
DANVILLE, PA 17821**

JAMIE L. WYCKOFF

**60 BRENTWOOD CIRCLE
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

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: **12/4/03**

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

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2003-CV-397

:

:

:

Plaintiff

vs.

PATRICK M. BRESSI

JAMIE L. WYCKOFF

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

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LAST KNOWN ADDRESS

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DANVILLE, PA 17821**

JAMIE L. WYCKOFF

**60 BRENTWOOD CIRCLE
BLOOMSBURG, PA 17815**

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

NONE

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

NONE

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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


TENANT/OCCUPANT

**320 EAST 1ST STREET
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 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: 12/4/03

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

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

PATRICK M. BRESSI
JAMIE L. WYCKOFF

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:

: NO. 2003-CV-397

: 2003-ED-176

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129
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JAMIE L. WYCKOFF

60 BRENTWOOD CIRCLE
BLOOMSBURG, PA 17815

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NAME

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

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FRANK FEDERMAN, ESQUIRE

Date: 12/4/03

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

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

: **COLUMBIA County**

:

: **Court of Common Pleas**

:

: **CIVIL DIVISION**

:

: **NO. 2003-CV-397**

:

:

:

Plaintiff

vs.

PATRICK M. BRESSI

JAMIE L. WYCKOFF

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

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DANVILLE, PA 17821**

JAMIE L. WYCKOFF

**60 BRENTWOOD CIRCLE
BLOOMSBURG, PA 17815**

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

NONE

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

NONE

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

TENANT/OCCUPANT

**320 EAST 1ST STREET
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 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: 12/4/03

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

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

PATRICK M. BRESSI
JAMIE L. WYCKOFF

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION

: NO. 2003-CV-397

: 2003-ED-176

Defendant(s)

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(Affidavit No. 1)

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FRANK FEDERMAN, ESQUIRE

Date: 12/4/03

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

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2003-CV-397

:

:

:

Plaintiff

vs.

PATRICK M. BRESSI

JAMIE L. WYCKOFF

Defendant(s)

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**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

TENANT/OCCUPANT

**320 EAST 1ST STREET
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 12/4/03

FEDERMAN and PHELPS, L.L.P.

By: FRANK FEDERMAN,

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

PATRICK M. BRESSI

JAMIE L. WYCKOFF

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2003-CV-397

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: 2003-ED-176

AFFIDAVIT PURSUANT TO RULE 3129

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FRANK FEDERMAN, ESQUIRE

Date: **12/4/03**

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

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

: **COLUMBIA County**

:

: **Court of Common Pleas**

:

: **CIVIL DIVISION**

:

: **NO. 2003-CV-397**

:

:

:

Plaintiff

vs.

PATRICK M. BRESSI

JAMIE L. WYCKOFF

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., 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 **320 EAST 1ST STREET, BLOOMSBURG, PA 17815**.

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

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**60 BRENTWOOD CIRCLE
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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

NONE

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

NONE

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
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TENANT/OCCUPANT

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**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 12/4/03

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

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

PATRICK M. BRESSI
JAMIE L. WYCKOFF

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:

: NO. 2003-CV-397

: 2003-ED-176

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., 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 **320 EAST 1ST STREET, 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)

PATRICK M. BRESSI

9 B STREET
DANVILLE, PA 17821

JAMIE L. WYCKOFF

60 BRENTWOOD CIRCLE
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

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: **12/4/03**

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

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

: **COLUMBIA County**

:

: **Court of Common Pleas**

:

: **CIVIL DIVISION**

:

: **NO. 2003-CV-397**

:

:

:

Plaintiff

vs.

PATRICK M. BRESSI

JAMIE L. WYCKOFF

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., 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 **320 EAST 1ST STREET, BLOOMSBURG, PA 17815**.

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

NAME

LAST KNOWN ADDRESS

PATRICK M. BRESSI

**9 B STREET
DANVILLE, PA 17821**

JAMIE L. WYCKOFF

**60 BRENTWOOD CIRCLE
BLOOMSBURG, PA 17815**

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

NONE

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

NONE

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

TENANT/OCCUPANT

**320 EAST 1ST STREET
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 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: 12/4/03

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

ATTORNEY FOR PLAINTIFF

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

PATRICK M. BRESSI
JAMIE L. WYCKOFF

Defendant(s)

: COLUMBIA COUNTY

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2003-CV-397

:

:

:

:

VERIFICATION OF NON-MILITARY SERVICE

FRANK FEDERMAN, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

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

(b) that defendant **PATRICK M. BRESSI** is over 18 years of age and resides at **9 B STREET. DANVILLE, PA 17821.**

(c) that defendant **JAMIE L. WYCKOFF** is over 18 years of age, and resides at **60 BRENTWOOD CIRCLE, BLOOMSBURG, PA 17815.**

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


FRANK FEDERMAN
Attorney for Plaintiff

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

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

PATRICK M. BRESSI
JAMIE L. WYCKOFF

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-397
: *2003-ED-176*
:
:
:

****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

12/4/03

TO: PATRICK M. BRESSI
9 B STREET
DANVILLE, PA 17821

JAMIE L. WYCKOFF
60 BRENTWOOD CIRCLE
BLOOMSBURG, PA 17815

Your house (real estate) at **320 EAST 1ST STREET, BLOOMSBURG, PA 17815**, is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815**, to enforce the court judgment of **\$88,252.45** 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 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 and lot of land situate on the Southern side of East First Street in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at an iron pin corner on the Southern side of East First Street, in line of land now or formerly of Bessie M. Long; thence by the same, South 49 degrees 5 minutes East, 141.8 feet to a stake corner in line of land now or formerly of Rebecca Martin Estate; thence by the same, South 35 degrees West, 50 feet to a stake corner in line of land now or formerly of Adam J. Zaleski; thence by the same, North 46 degrees West, 84.5 feet to a stake corner; thence by the same, North 63 degrees 30 minutes West, 50 feet to an iron pin corner on the Southern side of East First Street; thence by the same, North 26 degrees 30 minutes East, 58.6 feet to an iron pin corner in line of land now or formerly of Bessie M. Long, the place of beginning.

WHEREON is erected a two story frame dwelling, designated as No. 320 E. First Street.

Tax Parcel #05E-05-157

PROPERTY BEING KNOWN AS: 320 EAST FIRST STREET
BLOOMSBURG, PA 17815

TITLE TO SAID PREMISES IS VESTED IN Patrick M. Bressi, Single and Jamie L. Wyckoff, Single, as Joint Tenants with Right of Survivorship by Deed from Helen W. Miller, Widow dated 9/28/2000 and recorded 9/29/2000 in Instrument #200009197.

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

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

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

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

....., 20

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

Sir: — There will be placed in
your hands

for service a Writ ofEXECUTION (REAL ESTATE)....., styled as
follows: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. vs PATRICK M. BRESSI and JAMIE L. WYCKOFF

The defendant will be found at .60 BRENTWOOD CIRCLE,
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.....
.....
.....
.....

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

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BLOOMSBURG, PA 17815

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SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

DEFENDANT

PATRICK M. BRESSI
JAMIE L. WYCKOFF

COURT NO.: 2003-CV-397

SERVE AT:

320 EAST 1ST STREET
BLOOMSBURG, PA 17815

a)TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: _____

PLEASE POST THE HANDBILL.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 200__, at __ o'clock __ M., at _____, Commonwealth of Pennsylvania, in the manner described below:

___ Defendant personally served.

___ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

___ Adult in charge of Defendant's residence who refused to give name or relationship.

___ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

___ Agent or person in charge of Defendant's office or usual place of business.

___ _____ an officer of said Defendant's company.

___ Other: _____

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

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

___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

1. DEPUTIZED SERVICE

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

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF

FRANK FEDERMAN, ESQUIRE

I.D.#12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215)563-7000

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

COMMERCIAL BANK
PHILADELPHIA, PA 19148

3-180/390

CHECK NO
000317522

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
12/04/2003	*****1,350.00

VOID after 90 days

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

Thomas S. Williams

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