

SHERIFF'S SALE COST SHEET

Mot. Flat. Reg. vs. Kevin Smith
 NO. 10-03 ED NO. 51-03 JD DATE/TIME OF SALE Skyeal

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>7.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>0.00</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	\$150.00
PRESS ENTERPRISE INC.	\$ <u>571.82</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>796.82</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>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) \$ 1197.82

1350.00 Dq.
 152.18 Refund

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

Kristin M. DeMuro
Legal Assistant, Ext. 1283

Representing Lenders in
Pennsylvania and New Jersey

May 1, 2003

Via Telefax (570)389-5625

Memorandum

To: Office of the Sheriff
COLUMBIA County

Attn: Real Estate Dept.

Re: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
v. KEVIN D. SMITH
No. 2002-CV-484
Premises: 206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815

Dear Sir or Madam:

Please **STAY** the Sheriff's Sale of the above referenced property which is scheduled for **5/14/03**, return the original writ of execution to the Prothonotary's office and refund any unused money to our office.

The sum of \$4,007.71 was received in consideration for the stay.

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

Very truly yours,

Kristin M. DeMuro
Kristin M. DeMuro

FAX

TO: Real Estate Dept

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

FROM:

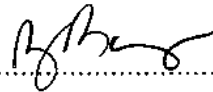
Fax Number:
Phone Number:

NOTES:

Date and time of transmission: Thursday, May 01, 2003 1:30:50 PM
Number of pages including this cover sheet: 02

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of April 23, 30; May 7, 2003 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

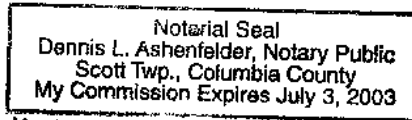
.....


Sworn and subscribed to before me this 7th day of MAY 2003

.....


(Notary Public)

My commission expires



Member, Pennsylvania Association of Notaries

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

.....

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, Inc.

VS.

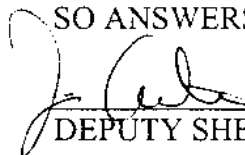
Kevin D. Smith

WRIT OF EXECUTION #20 OF 2003 ED

POSTING OF PROPERTY

April 11, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF Kevin D. Smith AT 206 Spring Garden Ave. Bloomsburg, COLUMBIA COUNTY
PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY SHERIFF
James Arter..

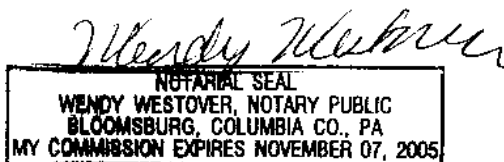
SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 15th DAY OF April 2003



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

April 9, 2003

Office of the Sheriff
COLUMBIA County Courthouse

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
V. KEVIN D. SMITH and
COLUMBIA COUNTY, NO. 2003-CV-01

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:


Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,


Kristin M. DeMuro
for Federman and Phelan

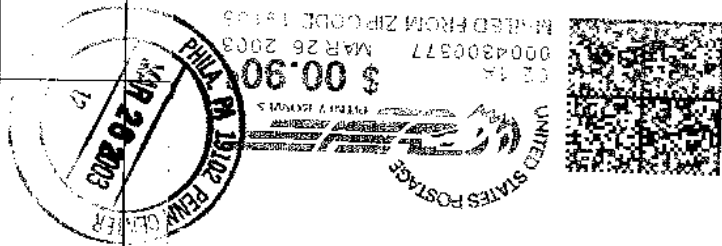
*****PROPERTY IS LISTED FOR THE 5/14/03 SHERIFF'S SALE.*****


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

Name and
Address
of Sender

FEDEKMAN & 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	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		TENANT/OCCUPANT 206 SPRING GARDEN AVENUE BLOOMSBURG, PA 17815		
4				
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12				
13				
14				
15				
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



TEAM 3

KMD/LAS

RE:SMITH, KEVIN # 0105863690

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

April 9, 2003

Office of the Prothonotary
COLUMBIA County Courthouse

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
v. KEVIN D. SMITH and
COLUMBIA COUNTY, NO. 2003-CV-01

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

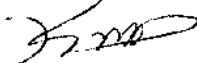
Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Thank you for your cooperation.

Yours truly,


Kristin M. DeMuro
for Federman and Phelan

CC: Sheriff's Office of COLUMBIA County

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

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
6000 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

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

4. Restricted Delivery? (Extra Fee)

Article Number
(Transfer from service label)
70020460000152438930

Domestic Return Receipt

102595-02-M-10353 Form 3811, August 2001

2. Article Number 7020460000152438923

Article Number

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)

70020460000152438893

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1

SENDER: COMPLETE THIS SECTION

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

1.

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

2. Article Number
(Transfer from service label)

79020460030152438916

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1

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.

2. Article Number
(Transfer from service label)

70020460000152438909

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY	
A. Signature X	20- <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address
B. Received by (Printed Name) W. J. ...	C. Date of Delivery MAR 28 1974
D. Is delivery address different from item 1? YES , enter delivery address below:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

3. Service Type

<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY	
A. Signature <i>X [Signature]</i>	20-03 <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address
B. Received by (Printed Name) <i>NICHOLAS</i>	C. Date of Delivery <i>MAR 03 2003</i>
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

3. Service Type

<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature 20-0
X *Nadine Prater* Address _____

B. Received by (Printed Name) C. Date of Deliv
Nadine Prater MAR - 3

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

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-01

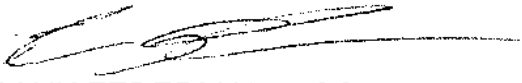
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, FRANK FEDERMAN, ESQUIRE attorney for **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** hereby verify that on **3/26/03** 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: April 9, 2003

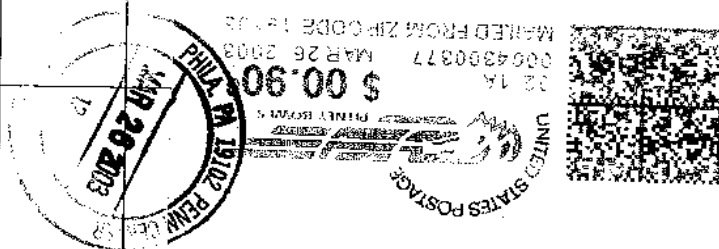

FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

Name and
Address
of Sender

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

Name of Addressee, Street, and Post Office Address

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	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		TENANT/OCCUPANT 206 SPRING GARDEN AVENUE BLOOMSBURG, PA 17815		
4				
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12				
13				
14				
15				
Total Number of Pieces Listed by Sender		RE: SMITH, KEVIN # 0105863690	KMD/LAS	
Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)		



TEAM 3

HEMLOCK TOWNSHIP SUPERVISORS

FERNVILLE SEWER FUND

82 Buckhorn Road

Bloomsburg, PA 17815-9705

570-784-2696 FAX 570-784-1425

March 4, 2003

Harry A. Roadarmel Jr.
Columbia County Sheriff
P.O. Box 380
Bloomsburg PA 17815

RE: JD # 51JD2003
Kevin D. Smith

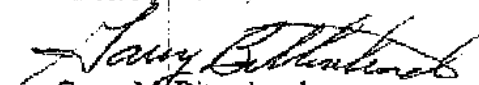
Dear Sir,

The Hemlock Municipal Sewer Co-op has the following amount outstanding in reference to the above referenced Sheriff's Sale.

Total Amount due at sale date: \$988.67

Thank you for your prompt attention to this matter. We appreciate you making us aware of the pending sale and allowing us to notify you of the claim against this property.

Sincerely Yours,


Gary M. Bittenbender
Billing Agent

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 Docket # 20ED2003
SYSTEMS, INC.

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

KEVIN D. SMITH

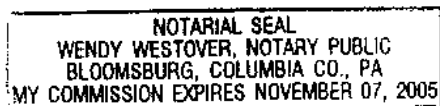
AFFIDAVIT OF SERVICE

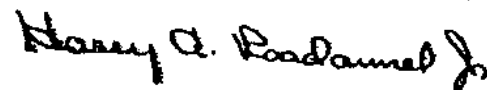
NOW, THIS FRIDAY, FEBRUARY 28, 2003, AT 9:30 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON KEVIN D. SMITH AT 206 SPRING
GARDEN AVE., BLOOMSBURG BY HANDING TO CAREY SMITH, WIFE, A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

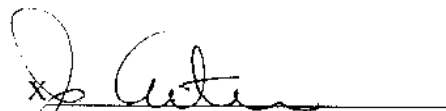
SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, MARCH 03, 2003


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.


J. CARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/21/2003

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 20ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT KEVIN D. SMITH

PERSON/CORP TO SERVED	PAPERS TO SERVED
KEVIN D. SMITH	WRIT OF EXECUTION - MORTGAGE
206 SPRING GARDEN AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON CAAREY

RELATIONSHIP wife IDENTIFICATION _____

DATE 2-28-3 TIME 0930 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 2-28-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/21/2003

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 20ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT KEVIN D. SMITH

PERSON/CORP TO SERVED
HEMLOCK TOWNSHIP SEWER
FIREHALL RD
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Stephan D. Harry

RELATIONSHIP Top Manager IDENTIFICATION _____

DATE 2-28-3 TIME 0905 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. Carter

DATE 2-28-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/21/2003

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 20ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT KEVIN D. SMITH

PERSON/CORP TO SERVED	PAPERS TO SERVED
DENISE OTTAVIANI - TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
116 FROSTY VALLEY ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON DENISE

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-28-3 TIME 0920 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

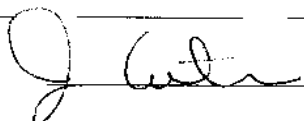
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 2-28-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/21/2003

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 20ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT KEVIN D. SMITH

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Kevin D. Smith - Customer, Sr.

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-28-3 TIME 0910 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. A. [Signature]

DATE 2-28-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/21/2003

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 20ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT KEVIN D. SMITH

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Dennis

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-27-03 TIME 1:00 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 _____

SHERIFF'S SALE

WEDNESDAY MAY 14, 2003 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 20 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'S 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, 60.00 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-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

Tax Notice 2003 County & Municipality
HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

Denise D Ottaviani
116 Frosty Valley Road
Bloomsburg PA 17815

HOURS: MARCH - APRIL: TUE & THUR 1PM TO 6PM
MAY - JUNE: TUE & THUR 3PM - 6PM
AFTER OCTOBER 31 BY APPOINTMENT

PHONE: 570-784-9310

FOR: COLUMBIA COUNTY

DATE
03/01/2003

BILL NO.
19643

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	17,731	5.646	98.11	100.11	110.12
SINKING		.845	14.68	14.98	16.48
FIRE		.75	13.03	13.30	14.63
TWP RE		2	34.75	35.46	39.01
WATER		.00043	7.47	7.62	8.38
The discount & penalty have been calculated for your convenience			168.04	171.47	188.62
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SMITH KEVIN D
206 SPRING GARDEN AVENUE
BLOOMSBURG PA 17815

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	10 %
PARCEL: 18 -01A-110-00,000		
.1377 Acres	Land	2,490
	Buildings	15,241
	Total Assessment	17,731

This tax returned to
courthouse on:
January 1, 2004

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

15+ Am.

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

Thursday, February 27, 2003

**DENISE OTTAVIANI - TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG, PA 17815-**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
VS
KEVIN D. SMITH**

DOCKET # 20ED2003

JD # 51JD2003

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

Please feel free to contact me with any questions that you may have.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

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

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

KEVIN D. SMITH

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-51
: *2003-ED-20*
:
:
:

****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

2/19/03

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

Your house (real estate) at 206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815, is scheduled to be sold at the Sheriff's Sale on May 14, 2003, at 9:00 AM in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of \$70,127.93 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**

DESCRIPTION

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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

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

REAL ESTATE OUTLINE

ED # 20-03

DATE RECEIVED 2-21-03

DOCKET AND INDEX 2-27-03

SET FILE FOLDER UP 2-27-03

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# 256399

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

SALE DATE

POSTING DATE

ADV. DATES FOR NEWSPAPER

May 14, 2003 TIME 0900

Apr 9, 2003

1ST WEEK Apr 23

2ND WEEK Apr 30

3RD WEEK May 7

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.

KEVIN D. SMITH

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-51
: 2003-ED-20
:
:

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:

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

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

KEVIN D. SMITH

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2003-CV-51

:

: 2003-ED-30

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 **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

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: **2/19/03**

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.

KEVIN D. SMITH

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-51
:
:
:

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

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NAME

LAST KNOWN ADDRESS

KEVIN D. SMITH

206 SPRING GARDEN AVENUE
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

**206 SPRING GARDEN AVENUE
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: 2/19/03

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

ENTRY FOR PLAINTIFF
**SHERIFF'S
COPY**

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

KEVIN D. SMITH

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2003-CV-51

: *2003-ED-20*

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

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

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206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815

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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
FRANK FEDERMAN, ESQUIRE

Date: 2/19/03

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.

KEVIN D. SMITH

Defendant(s)

: COLUMBIA County
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: Court of Common Pleas
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: CIVIL DIVISION
:
: NO. 2003-CV-51
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LAST KNOWN ADDRESS

KEVIN D. SMITH

206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815

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NONE

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**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

TENANT/OCCUPANT

**206 SPRING GARDEN AVENUE
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: 2/19/03

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
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Suite 1400
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ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

KEVIN D. SMITH

Defendant(s)

: COLUMBIA County
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ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

2/19/03

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

Your house (real estate) at 206 SPRING GARDEN AVENUE, 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 \$70,127.93 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**:

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

DESCRIPTION

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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.

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

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)
/ s/ County, Pa.

....., 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 KEVIN D. SMITH

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

Frank Federman Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found,
what foods and chattels shall/ be seized and be levied upon. If real estate,
attach five double spaced typed written copies of description as it shall
appear on the new deed together with Street and Number of the premises.
Please do not furnish us with the old deed or mortgage.

See attached legal description.....
.....
.....
.....

(Attorney for Plaintiff(s)) (SEAL)

.....(SEAL)
(Attention for Director)

See attached legal description.....
.....
.....
.....

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

**MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.**

DEFENDANT

KEVIN D. SMITH

COURT NO.: 2003-CV-51

SERVE AT:

**206 SPRING GARDEN AVENUE
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

I. DEPUTIZED SERVICE

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

SHERIFF

By: _____Deputy Sheriff

ATTORNEY FOR PLAINTIFF

FRANK FEDERMAN, ESQUIRE

I.D.#12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215)563-7000

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.

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

0 ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES 0

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-1807390

CHECK NO
256399

02/18/2003

DATE	AMOUNT
02/18/2003	*****1,350.00

Void after 90 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

Frank Federman

0 THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT. 0

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