

MORTGAGE ELECTRONIC * IN THE COURT OF COMMON PLEAS
REGISTRATION SYSTEMS, INC. * OF THE 26th JUDICIAL DISTRICT
 * OF PENNSYLVANIA
 * COLUMBIA COUNTY BRANCH
VS. * CIVIL ACTION - LAW
GLENDA WOLTZ, * NO. 2003-CV-219
 * *What 2003 ED 46*
DEFENDANT.

263 Aug 29 PM 4:02

APPEARANCES:

RONALD V. SANTORA, ESQUIRE, Attorney for the Respondents,
Steven and Trudy Shook.

GARRY WAMSER, ESQUIRE, Attorney for Glenda Woltz.

ORDER OF COURT

AND NOW, this 25th day of August, 2003,
Counsel having informed the Court that the Plaintiff Mortgage
Electronic Registration Systems, Inc. has filed a Petition for
relief with the bankruptcy court, and further the Intervenors
have filed a motion to annul stay with the bankruptcy court,
this Court defers any further action on the Defendant's
Petition to set aside sale, pending resolution of those two
motions before the U.S. Bankruptcy Court. This matter will
not be revisited until a praecipe by any interested party.

BY THE COURT,

 P.J.

GOLDBECK MCCAFFERTY & MCKEEVER
A Professional Corporation
Suite 500 - The Bourse Building
111 S. Independence Mall East
Philadelphia, PA 19106
(215) 627-1322
(215) 627-7734 (Fax)

July 22, 2003

Columbia

Harry A. Roadarmel
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

REVISED

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.
vs.
GLENDA F. WOLTZ
Term No. 2003-CV-219

Property address:

*45 Upper Woodcrest Road
a/k/a RR3 Box 3775
Berwick, PA 18603*

Sheriff's Sale Date: July 09, 2003

Dear Sir/Madam:

As a result of the filing of a Petition in Bankruptcy, kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. The bankruptcy filing information is as follows:

Date filed: July 08, 2003
Case number: 03-53323
Chapter: 7

Thank you for your cooperation.

Very truly yours,


JOSEPH A. GOLDBECK, JR.

JAG/sb

SHERIFF'S SALE COST SHEET

Matt, Elect Reg. System vs. Glenda Waltz
 NO. 46-03 ED NO. 29-03 JD DATE/TIME OF SALE 5:00 PM

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</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>294.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>623.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>848.00</u>	

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

2000.00 Dep.
 \$ 1257.00 cost
 \$ 743.00 Refund

SHERIFF'S SALE COST SHEET

Mortgage Electronic Reg. Syst. vs. Glendy Waltz
 NO. 46-03 ED NO. 219-03 JD DATE/TIME OF SALE 7-9-03/0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</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>379.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>623.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>848.00</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>417.68</u>
SCHOOL DIST.	20	\$	<u>1146.50</u>
DELINQUENT	20	\$	<u>378.11</u>
TOTAL ***** \$ <u>5344.29</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) \$6732.79

SHERIFF'S SALE

Distribution Sheet

July 21, 2003

Mortgage Electronic Registration Systems, Inc. vs. Glenda F. Woltz
 NO. 219-2003 JD
 NO. 46-2003 ED
 DATE OF SALE: July 9, 2003

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) July 9, 2003 and (time) 9:30 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Stephen R. Stout and Trudy W. Stout for the price or sum of \$42,975.87 (Forty Two Thousand Nine Hundred Seventy Five 87/100) Dollars. Stephen R. Stout and Trudy W. Stout being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$	40,000.00	
Poundage		800.00	
Transfer Taxes		2,175.87	
Total Needed to Purchase	\$		42,975.87
Amount Paid Down			4000.00
Balance Needed to Purchase			38,975.87

EXPENSES:

Columbia County Sheriff - Costs	\$	371.00	
Poundage		800.00	
Newspaper			1,171.00
Printing			623.00
Solicitor			-0-
Columbia County Prothonotary			75.00
Columbia County Recorder of Deeds -			10.00
Deed copy work			41.50
Realty transfer taxes			1,087.93
State stamps			1,087.93
Tax Collector (Joan Rothery-Briar Creek Township)			1,564.18
Columbia County Tax Assessment Office			3,780.11
State Treasurer			110.00
Other: Lien Search Certificate			250.00
Notary			8.00
Web Posting			150.00
TOTAL EXPENSES:	\$		9,958.65

Total Needed to Purchase	\$	42,975.87	
Less Expenses		9,958.65	
Net to First Lien Holder		33,017.22	
Plus Deposit		2,000.00	
Total to First Lien Holder	\$		35,017.22

Sheriff's Office, Bloomsburg, Pa. }

So answers

Harry A. Roadman
 Sheriff

**FAX TRANSMITTAL**

THE FOLLOWING TRANSMITTAL CONSISTS OF 2 PAGES (INCLUDING THIS COVER PAGE).

August 1, 2003

**TO: SHERIFF'S OFFICE - COLUMBIA COUNTY
RICHARD CASHMAN, DISTRICT MAGISTRATE**

**FROM: GARRY WAMSER, ESQUIRE
NORTH PENN LEGAL SERVICES - BLOOMSBURG OFFICE - FAX (570) 784-4840**

RE: SHARON FENSTEMAKER

Sharon Fenstemaker has filed bankruptcy. I am faxing the cover sheet as proof of filing. If you have questions, please call.

THE INFORMATION CONTAINED IN THIS TRANSMITTAL MESSAGE IS TRANSMITTED BY AN ATTORNEY. IT IS PRIVILEGED AND CONFIDENTIAL, INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPY OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF THIS COMMUNICATION HAS BEEN RECEIVED IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE OR FAX. THANK YOU.



Bloomsbury Office: 168 East Fifth Street - Bloomsburg, PA 17815 • Tel: 570.784.8260 • Fax: 570.784.4840

A corporation formed by the merger of: Northern PA Legal Services & Lehigh Valley Legal Services & Legal Services of Northeastern PA & Susquehanna Legal Services

FORM B1 United States Bankruptcy Court Middle District of Pennsylvania		Voluntary Petition																			
Name of Debtor (if individual, enter Last, First, Middle): Fenstermaker, Sharon Lee		Name of Joint Debtor (Spouse)(Last, First, Middle):																			
All Other Names used by the Debtor in the last 6 years (include married, maiden, and trade names):		All Other Names used by the Joint Debtor in the last 6 years (include married, maiden, and trade names):																			
Soc. Sec./Tax ID. No. (if more than one, state all): 177-58-5482		Soc. Sec./Tax ID. No. (if more than one, state all):																			
Street Address of Debtor (No. & Street, City, State & Zip Code): 67 Sparrow Drive Berwick PA 18603		Street Address of Joint Debtor (No. & Street, City, State & Zip Code):																			
County of Residence or of the Principal Place of Business: Columbia		County of Residence or of the Principal Place of Business:																			
Mailing Address of Debtor (if different from street address):		Mailing Address of Joint Debtor (if different from street address):																			
Location of Principal Assets of Business Debtor (if different from address above):																					
Information Regarding the Debtor (Check the Applicable Boxes)																					
Venue (Check any applicable box) <input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District. <input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.																					
Type of Debtor (Check all boxes that apply) <input checked="" type="checkbox"/> Individual(s) <input type="checkbox"/> Railroad <input type="checkbox"/> Corporation <input type="checkbox"/> Stockbroker <input type="checkbox"/> Partnership <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Other _____		Chapter or Section of Bankruptcy Code Under Which the Petition is Filed (Check one box) <input checked="" type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 13 <input type="checkbox"/> Chapter 9 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Sec. 304 - Case ancillary to foreign proceeding																			
Nature of Debts (Check one box) <input checked="" type="checkbox"/> Consumer/Non-Business <input type="checkbox"/> Business		Filing Fee (Check one box) <input type="checkbox"/> Full Filing Fee Attached <input checked="" type="checkbox"/> Filing Fee to be paid in installments (Applicable to individuals only) Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form No. 3.																			
Chapter 11 Small Business (Check all boxes that apply) <input type="checkbox"/> Debtor is a small business as defined in 11 U.S.C. § 101 <input type="checkbox"/> Debtor is and elects to be considered a small business under 11 U.S.C. § 1121(e) (Optional)																					
Statistical/Administrative Information (Estimates only) <input type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input checked="" type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.																					
<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Estimated Number of Creditors</th> <th style="text-align: center;">1-15</th> <th style="text-align: center;">16-49</th> <th style="text-align: center;">50-99</th> <th style="text-align: center;">100-199</th> <th style="text-align: center;">200-999</th> <th style="text-align: center;">1000-over</th> </tr> <tr> <td></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>				Estimated Number of Creditors	1-15	16-49	50-99	100-199	200-999	1000-over		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
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<div style="border: 1px solid black; padding: 10px;"> <p style="text-align: center; margin: 0;">THIS SPACE IS FOR COURT USE ONLY</p> <div style="text-align: center; margin-top: 20px;"> <p style="margin: 0;">FILED WILKES-BARRIE, PA. 2003 JUL 31 PM 1:08 CLERK OF COURT</p> </div> </div>																					

NORTH PENN
LEGAL
SERVICES

July 30, 2003

Glenda Woltz
45 Upper Woodcrest Road
Berwick PA 18603

RE: Mortgage Electric Registration Services, Inc. v. Woltz

Dear Glenda:

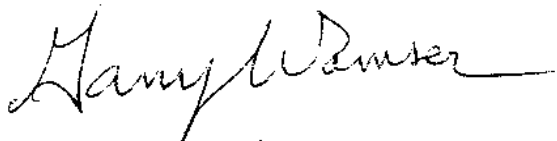
Enclosed you will find a copy of the Motion to Set Aside Sale I filed in the above matter together with an Order setting a hearing on the Motion. It is set for August 25th at 9:15 a.m. The Order provides that the Columbia County Sheriff's Office should take no further steps to complete the sale including, but not limited to, delivery of the deed to real property pending the outcome of this matter.

I spoke to the Sheriff's Office. They received a letter from the attorney for the bank. They received a copy of the Petition for Bankruptcy. They told the Sheriff to stay the sale. Unfortunately the letter came in after the sale date.

I'll let you know as things develop.

Sincerely yours,

NORTH PENN LEGAL SERVICES



Garry Wamser, Esquire
Managing Attorney
Bloomsburg Office

GW/kdm

Enclosure

cc: Joseph A. Goldbeck, Jr. Esquire
Steven and Trudy Stout
Columbia County Sheriff



Bloomsburg Office: 168 East Fifth Street • Bloomsburg, PA 17815 • Tel: 570.784.8760 • Fax: 570.784.4840

A corporation formed by the merger of: Northern PA Legal Services & Lehigh Valley Legal Services & Legal Services of Northeastern PA & Susquehanna Legal Services

SHERIFF'S SALE

Distribution Sheet

July 21, 2003

Mortgage Electronic Registration Systems, Inc. vs. Glenda F. Woltz

NO. 219-2003 JD
NO. 46-2003 ED

DATE OF SALE: July 9, 2003

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) July 9, 2003 and (time) 9:30 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Stephen R. Stout and Trudy W. Stout for the price or sum of \$42,975.87 (Forty Two Thousand Nine Hundred Seventy Five 87/100) Dollars. Stephen R. Stout and Trudy W. Stout being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ 40,000.00	
Poundage	800.00	
Transfer Taxes	2,175.87	
Total Needed to Purchase		\$ 42,975.87
Amount Paid Down		4000.00
Balance Needed to Purchase		38,975.87

EXPENSES:

Columbia County Sheriff - Costs	\$ 371.00	
Poundage	800.00	\$ 1,171.00
Newspaper		623.00
Printing		-0-
Solicitor		75.00
Columbia County Prothonotary		10.00
Columbia County Recorder of Deeds - Deed copy work		41.50
Realty transfer taxes		1,087.93
State stamps		1,087.93
Tax Collector (Joan Rothery-Briar Creek Township)		1,564.18
Columbia County Tax Assessment Office		3,780.11
State Treasurer		110.00
Other: Lien Search Certificate		250.00
Notary		8.00
Web Posting		150.00
TOTAL EXPENSES:	\$	9,958.65

Total Needed to Purchase	\$ 42,975.87
Less Expenses	9,958.65
Net to First Lien Holder	33,017.22
Plus Deposit	2,000.00
Total to First Lien Holder	\$ 35,017.22

Sheriff's Office, Bloomsburg, Pa. }

So answers

Nancy A. Roadman Sheriff

SHERIFF'S SALE

Distribution Sheet

M.A. Electronic Sys. Systems Inc. vs. Glendy F. Wertz
 NO. 219-03 JD
 NO. 46-03 ED
 DATE OF SALE: 7-7-03

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) July 7 2003 and (time) 0930, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Stephen L and Rudy W. Start for the price or sum of 42,975.87 Dollars. Stephen L and Rudy W. Start being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$	<u>40,000.00</u>	
Poundage		<u>800.00</u>	
Transfer Taxes		<u>2175.87</u>	
Total Needed to Purchase	\$		<u>42975.87</u>
Amount Paid Down			<u>4000.00</u>
Balance Needed to Purchase			<u>38975.87</u>

EXPENSES:

Columbia County Sheriff - Costs	\$	<u>371.00</u>	
Poundage		<u>800.00</u>	\$ <u>1171.00</u>
Newspaper			<u>623.00</u>
Printing			<u>- 0 -</u>
Solicitor			<u>75.00</u>
Columbia County Prothonotary			<u>10.00</u>
Columbia County Recorder of Deeds -			<u>41.50</u>
Deed copy work			<u>1087.95</u>
Realty transfer taxes			<u>1087.93</u>
State stamps			<u>1564.18</u>
Tax Collector (<u>Bear the tax - Bear Property</u>)			<u>3780.11</u>
Columbia County Tax Assessment Office			<u>110.00</u>
State Treasurer			<u>250.00</u>
Other: <u>Lien Search Co.</u>			<u>8.00</u>
<u>Notary</u>			<u>150.00</u>
<u>Web Posting</u>			<u>9958.65</u>
TOTAL EXPENSES:	\$		<u>9958.65</u>

Total Needed to Purchase	\$	<u>42975.87</u>
Less Expenses		<u>9958.65</u>
Net to First Lien Holder		<u>33017.22</u>
Plus Deposit		<u>2000.00</u>
Total to First Lien Holder	\$	<u>35017.22</u>

Sheriff's Office, Bloomsburg, Pa. }

So answers

Sheriff

Cashier's Check



60-1/313

No. 52607979

Date July 14, 2003

\$ 38,975.87

Pay to the Order of COL. COUNTY SHERIFF'S OFFICE

Thirty-eight Thousand, Nine Hundred and Seventy-five Dollars and Eighty-seven Cents

PNC Bank, Northeast, Pa.

Richard E. Vitarel
Signature

Remitter
STEPHEN R. AND TRUDY W. STOUT

⑈52607979⑈ ⑆03⑆3000⑆2⑆ 90⑆5006⑆90⑈

2356

STEPHEN R. STOUT
TRUDY A. STOUT
803 FAIR ST P O BOX 62
MIFFLINVILLE, PA 18631

Date 7-9-03

60-1/313
345

Pay to the Order of Col. Co. Sheriff \$ 4,000.00
Four thousand and 00/100 Dollars

 PNC BANK

PNC Bank, N.A. 030
Northeast PA

For Buck House Trudy A. Stout 2356

⑆031300012⑆ 9260329014⑈

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Molt. Fleet, Reg. Sys. vs Glenda Weitz

NO. 46-03 ED NO. 219-03 JD

DATE/TIME OF SALE: 7-9-03 / 0930

BID PRICE (INCLUDES COST) \$ 40,600.00

POUNDAGE - 2% OF BID \$ 800.00

TRANSFER TAX - 2% OF FAIR MKT \$ 2175.87

LIEN CERTIFICATE \$ inc.

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$ 42975.87

PURCHASER(S): Stephen R. and Trudy W. Stout

ADDRESS: 803 Fern Street Northville, PA 18631

NAMES(S) ON DEED:

PURCHASER(S) SIGNATURE(S): X Trudy W. Stout

TOTAL DUE: \$ 42975.87

LESS DEPOSIT: \$

DOWN PAYMENT: \$ 4000.00

TOTAL DUE IN 8 DAYS \$ 38,975.87

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, Associate Publisher, 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 June 18, 25; July 2, 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.

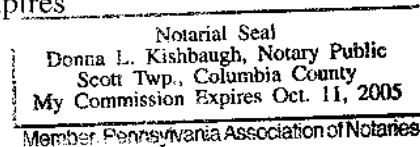
Paul R. Eyerly IV

Sworn and subscribed to before me this 3rd day of July 2003

Donna L. Kishbaugh

(Notary Public)

My commission expires



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

.....

2003 County & Municipality
BRIARCREEK TWP
MAKE CHECKS PAYABLE TO:
 Joan M. Rothery
 122 TWIN CHURCH ROAD
 Berwick PA 18603

HOURS: TUES & THURS: 8PM TO 9PM
 WEDNESDAY: 1PM-4PM & 8PM-9PM
 NOV & DEC: WEDNESDAY HOURS ONLY
PHONE: 570-759-2118

FOR: COLUMBIA COUNTY

DATE:
 03/01/2003

BILL NO.
 11805

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	37,258	6.648	206.15	210.36	231.40
SINKING		.845	30.85	31.48	34.63
FIRE		.3	10.98	11.18	12.30
TWP RE		3.4	124.15	126.88	139.35
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	372.11	417.68
			April 30 If paid on or before	379.70 June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE. PROMPT PAYMENT IS REQUESTED

WOLTZ GLENDA F
45 UPPER WOODCREST ROAD
BERWICK PA 18603

CNTY TWP
 Discount 2 % 2 %
 Penalty 10 % 10 %
 PARCEL: 07-09A-020-00,000

This tax returned to
 courthouse on:
 January 1, 2004

4821 Acres Land 5,250
 Buildings 32,008
 Total Assessment 37,258

FILE COPY

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TAX NOTICE 2003 SCHOOL REAL ESTATE

BRIAR CREEK TOWNSHIP
MAKE CHECKS PAYABLE TO:
JOAN M. ROTHERY
122 TWIN CHURCH ROAD
BERWICK, PA 18603

HOURS: TUES & THURS 6PM TO 9PM
 WED 1PM TO 4PM & 6PM TO 9PM
 NOV & DEC WED HOURS ONLY.
PHONE 570-759-2118

DESCRIPTION	ASSESSMENT	TAKE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	37258	31.400	1146.50	1169.90	1286.89
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.			1146.50	1169.90	1286.89
			ADG 31	OCT 31	OCT 31

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION	ACCT.
PARCEL 07 09A02000000	9866
LAND	5250.00
0706-0238	32008.00
0.48 ACRES	

THIS TAX RETURNED
 TO COURT HOUSE:
 JANUARY 1, 2004

Original

M
A
I
L

T
O

WOLTE GLENDA F
45 UPPER WOODCREST ROAD
BERWICK PA 18603

GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

JOSEPH A. GOLDBECK, JR.
GARY E. McCAFFERTY*
MICHAEL T. McKEEVER*

RENEE M. POZZUOLI-BUECKER*
KRISTINA G. MURTHA*

*PA & NJ BAR

SUITE 500
THE BOURSE BUILDING
111 S. INDEPENDENCE Mall, EAST
PHILADELPHIA, PENNSYLVANIA, 19106
(215) 627-1322
FAX (215) 627-7734

SENTRY OFFICE PLAZA
SUITE 420
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-3242
FAX (856) 858-2997

PLEASE REPLY TO THE
PHILADELPHIA OFFICE

June 5, 2003

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: No. 2003-CV-219
GLEND A. WOLTZ

Dear Sir/Madam:

The above case may be sold on July 09, 2003. It has been properly served in accordance with Rule 3129.

Thank you for your cooperation.

Very truly yours,

/s/



Joseph A. Goldbeck, Jr.

JAG/bjm

GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 500 - The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC.
7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

Plaintiff

vs.

GLEND A. WOLTZ
Mortgagors and Record Owners

45 Upper Woodcrest Road
a/k/a RR3 Box 3775
Berwick, PA 18603

Defendants

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2003-CV-219

CERTIFICATE OF SERVICE
PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Joseph A. Goldbeck, Jr., Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ Personal Service by the Sheriff's Office/~~competent adult~~ (copy of return attached).
- ☐ Certified mail by Joseph A. Goldbeck, Jr. (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by Joseph A. Goldbeck, Jr., Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

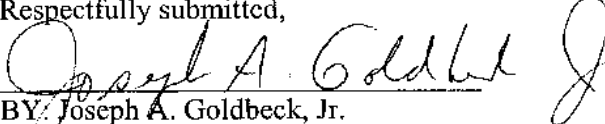
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ Premises was posted by Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☐ Certified Mail & ordinary mail by Joseph A. Goldbeck, Jr. (original receipt(s) for Certified Mail attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Joseph A. Goldbeck, Jr., Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,


BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

7160 3901 9844 3518 8162

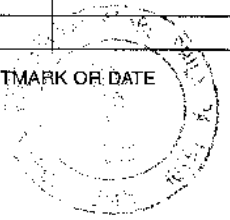
TO: WOLTZ, GLENDA F.
GLENDA F. WOLTZ
45 Upper Woodcrest Road
Berwick, PA 16603

SENDER: GOLDBECK MCCAFFERTY & MCKEEVER
April 4, 2003

REFERENCE: WOLTZ, GLENDA F. / CWD-2520
- Columbia **JUL - 9 2003**

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

<p>US Postal Service</p> <p>Receipt for Certified Mail</p> <p>No Insurance Coverage Provided Do Not Use for International Mail</p>	<p>POSTMARK OR DATE</p> 
---	---

GOLDBECK McCAFFERTY & McKEEVER

Suite 500 The Bourse Building
111 S. Independence Mall East
Philadelphia, Pennsylvania 19106

Name and Address of Sender

Check type of mail:
☐ Express
☐ Registered
☐ Insured
☐ COD

☐ Return Receipt for Merchandise
Certified Mail Rec. Del.
Del. Confirmation (DC)

(If Registered Mail) check below:
☐ Insured
☐ Not Insured

Affix stamp here if issued as certificate of mailing, or for additional copies of this bill.

Postmark and Date of Receipt

Article Number Address Name, Street, and PO Address
1 PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

2 DOMESTIC RELATIONS OF COLUMBIA COUNTY
700 Sewmill Road
Suite A
Bloomsburg, PA 17815

3 TENANTS / OCCUPANTS
45 Upper Woodcrest Road
a/k/a R03 Box 3175
Brewick, PA 18603

1143 U.S. POSTAGE
9463 \$02.70
1114 MAILED FROM ZIP CODE 19106

PB2211913
MAY 16 03
19106

Line	Article Number	Address Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value (if Reg.)	Insured Value	Due Sender if COD	RR Fee	DC Fee	SC Fee	SH Fee	SD Fee	RD Fee	Remarks
1															
2															
3															
4															
5															
6															
7															
8															
9															
10															
11															
12															
13															
14															
15															
Total Number of Pieces Listed by Sender			Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employ. if any)											

The full declaration of value is required on all domestic and international registered mail. The maximum insurable value for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per document. The maximum insurable value for registered mail, sent with optional postal insurance, See Domestic Mail Manual R000, S010, and S021 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.

Complete by Typewriter, Ink, or Ball Point Pen

PS Form 3877, April 1999

Walt, Brenda
CWD-2520

Columbia

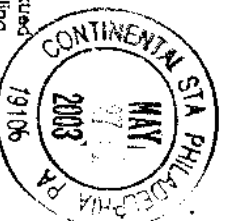
GOLDBECK MCAFERTY & McNEEVER

Suite 500 The Bourse Building
111 S. Independence Mall East
Philadelphia, Pennsylvania 19106

Check type of mail:
☐ Express
☐ Registered
☐ Insured
☐ COD
☐ Return Receipt (RR) for Merchandise
☐ Certified
☐ Int'l Rec. Del.
☐ Del. Confirmation (DC)

If Registered Mail
check below:
☐ Insured
☐ Not Insured

Affix stamp here if issued
as certificate of mailing,
or for additional copies of
this bill.
Postmark and
Date of Receipt



Line	Article Number	Address Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value (if Reg.)	Insured Value	Due Sender If COD	RR Fee	DC Fee	SC Fee	SH Fee	SD Fee	RD Fee	Remarks
1															
2															
3		GARRY E. WAMSER, ESQ. North Penn Legal Services 168 E. 5th Street Bloomsburg, PA 17815													
4															
5															
6															
7															
8															
9															
10															
11															
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)			<p>The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail domestic reconstruction insurance is \$25,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual (DMM) 3812, and 3821 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.</p>						

1343 U.S. POSTAGE
9473 \$00.80 PB2211913
3602 MAILED FROM ZIP CODE 19106

PS Form 3817, April 1999

Complete by Typewriter, Ink, or Ball Point Pen

WdL

Colunovic

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 # 46ED2003
SYSTEMS INC.

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

GLEND A F. WOLTZ

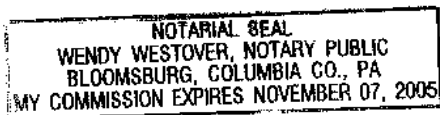
AFFIDAVIT OF SERVICE

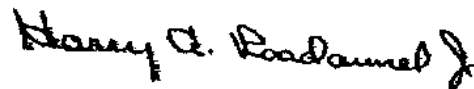
NOW, THIS MONDAY, MAY 05, 2003, AT 3:08 PM, SERVED THE WITHIN WRIT OF EXECUTION
- MORTGAGE FORECLOSURE UPON GLEND A F. WOLTZ AT 45 UPPER WOODCREST
ROAD, BERWICK BY HANDING TO TODD LETHAM, Brother, A TRUE AND ATTESTED COPY
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.


SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, MAY 06, 2003


NOTARY PUBLIC




X
SHERIFF HARRY A. ROADARMEL JR.


X
G. MILLARD
DEPUTY SHERIFF

GOLDBECK McCAFFER, J. & McKEEVER

BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 500 - The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC.

7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

Plaintiff

vs.

GLEND A F. WOLTZ

Mortgagor and Record Owner

45 Upper Woodcrest Road
a/k/a RR3 Box 3775
Berwick, PA 18603

Defendant

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2003-CV-219

SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

45 Upper Woodcrest Road
a/k/a RR3 Box 3775
Berwick, PA 18603

1. Name and address of Owner or Reputed Owner:

GLEND A F. WOLTZ
45 Upper Woodcrest Road
Berwick, PA 18603

2. Name and address of Defendant in the judgment:

GLEND A F. WOLTZ
45 Upper Woodcrest Road
Berwick, PA 18603

3. Name and last known address of every judgment creditor whose judgment is a record lien on the property to be sold:

PA DEPARTMENT OF PUBLIC WELFARE
Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY
700 Sawmill Road
Suite A
Bloomsburg, PA 17815

4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.
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.

TENANTS / OCCUPANTS
45 Upper Woodcrest Road
a/k/a RR3 Box 3775
Berwick, PA 18603

GARRY E. WAMSER, ESQ.
North Penn Legal Services
168 E. 5th Street
Bloomsburg, PA 17815

(attach separate sheet if more space is needed)

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.

DATED: May 27, 2003



GOLDBECK McCAFFERTY & McKEEVER

BY Joseph A. Goldbeck, Jr., Esq.

Attorney for Plaintiff

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.

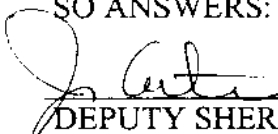
GLEND A F. WOLTZ

WRIT OF EXECUTION #46 OF 2003 ED

POSTING OF PROPERTY

JUNE 3, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF GLEND A WOLTZ AT 45 UPPER WOODCREST ROAD BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF J. ARTER.


SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 3RD DAY OF JUNE 2003


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

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 # 46ED2003
SYSTEMS INC.

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

GLEND A F. WOLTZ

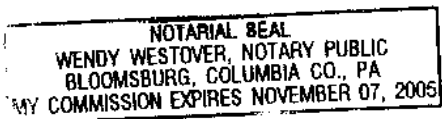
AFFIDAVIT OF SERVICE

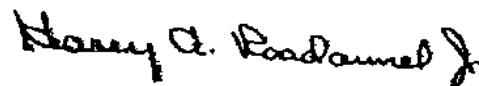
NOW, THIS MONDAY, MAY 05, 2003, AT 3:08 PM, SERVED THE WITHIN WRIT OF EXECUTION
- MORTGAGE FORECLOSURE UPON GLEND A F. WOLTZ AT 45 UPPER WOODCREST
ROAD, BERWICK BY HANDING TO TODD LETHAM, Brother, A TRUE AND ATTESTED COPY
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, MAY 06, 2003


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.


X
G. MILLARD
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/16/2003

SERVICE# 1 - OF - 10 SERVICES
DOCKET # 46ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
INC.

DEFENDANT GLENDA F. WOLTZ

PERSON/CORP TO SERVED
GLENDA F. WOLTZ
45 UPPER WOODCREST ROAD
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Todd Leythum

RELATIONSHIP Brother IDENTIFICATION _____

DATE 05/05/03 TIME 1508 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
	<u>05/04/03</u>	<u>1213</u>	<u>Millard</u>	<u>NA-CC</u>

DEPUTY Millard DATE 05/05/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/16/2003

SERVICE# 3 - OF - 10 SERVICES
DOCKET # 46ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
INC.

DEFENDANT GLENDA F. WOLTZ

PERSON/CORP TO SERVED
JOAN ROTHERY-TAX COLLECTOR
122 TWIN CHURCH ROAD
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Joan Rothery

RELATIONSHIP Tax Co. IDENTIFICATION _____

DATE 04/30/03 TIME 1600 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 C. H. H. H. DATE 04/30/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/16/2003

SERVICE# 4 - OF - 10 SERVICES
DOCKET # 46ED2003

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
INC.

DEFENDANT GLENDA F. WOLTZ

PERSON/CORP TO SERVED
BERWICK SEWER AUTHORITY
7474D COLUMBIA BLVD
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Glenda Woltz

RELATIONSHIP Sec. IDENTIFICATION _____

DATE 4/30/03 TIME 1926 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

4/30/03

BERWICK AREA JOINT SEWER AUTHORITY
7474D COLUMBIA BOULEVARD
BERWICK, PENNSYLVANIA 18603
(570) 752-8477 FAX# (570) 752-8479

May 1, 2003

Harry A. Roadarmel, Jr.
Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.

VS

GLEND A F. WOLTZ

DOCKET # 46ED1003

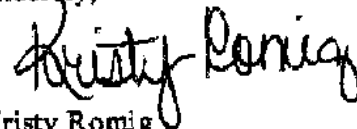
JD# 219JD2003

Dear Harry:

The property located at 45 Upper Woodcrest Road, Berwick is not currently hooked to our sewer system. Therefore, I have no outstanding balance for this property to report.

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

Sincerely,



Kristy Romig
Authority Clerk

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/16/2003

SERVICE# 8 - OF - 10 SERVICES
DOCKET # 46ED2003

PLAINTIFF

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
INC.

DEFENDANT

GLEND A F. WOLTZ

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE 4-28-3 TIME 1420 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

4-28-3

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 784-6300

April 23, 2003

COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG, PA 17815

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.
VS
GLENDA F. WOLTZ

DOCKET #46ED2003

JD #219JD2003

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/16/2003

SERVICE# 5 - OF - 10 SERVICES
DOCKET # 46ED2003

PLAINTIFF

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
INC.

DEFENDANT

GLEND A F. WOLTZ

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Glenda F. Woltz - Cust 315

RELATIONSHIP

IDENTIFICATION

DATE 4-28-3

TIME 0820

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. C. W.

DATE 4-28-3

REAL ESTATE OUTLINE

ED # 46-03

DATE RECEIVED 4-16-03
DOCKET AND INDEX 4-23-03
SET FILE FOLDER UP 4-23-03

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 2,000.00 ☒ CK# 174702

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

SALE DATE July 9, 2003 TIME 0930
POSTING DATE June 3, 03
ADV. DATES FOR NEWSPAPER
1ST WEEK June 18, 2003
2ND WEEK 25
3RD WEEK July 2, 03

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P 3180-3183

Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 500 - The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC.

7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

Plaintiff

vs.

GLEND A. WOLTZ
Mortgagor(s) and Record Owner(s)
45 Upper Woodcrest Road
a/k/a RR3 Box 3775
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2003-CV-219

2003-ED-46

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

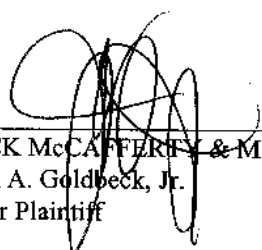
Issue Writ of Execution in the above matter:

Amount Due

\$31,531.90

Interest from
09/01/2002 to
04/04/2003 at
11.2500%

(Costs to be added)



GOLDBECK McCafferty & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

VERIFIED & CORRECT
JOSEPH A. GOLDBECK, JR.

2003 APR 15 PM 12:14

U.S. DISTRICT COURT
EASTERN DISTRICT OF PA
PHILADELPHIA

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 PA
Box 2675
Harrisburg, PA 17105

Article Number
Transfer from service label)
7002
Domestic Rate
Form 3811, August 2001

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHI
BUREAU OF COMPLAINACE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

2. Article Number 7002
(Transfer from service label)

PS Form 3811, August 2001 Domestic R

address different from item 1? ☐ Yes
 iter delivery address below: ☐ No

RUFF SALE

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

410 0001 8079 8593

Return Receipt 2ACPRI-03-Z-0

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

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC.

7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

vs.

GLEND A F. WOLTZ
45 Upper Woodcrest Road
a/k/a RR3 Box 3775
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2003-CV-219

2003 ED-46

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

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:

PREMISES: 45 Upper Woodcrest Road a/k/a RR3 Box 3775 Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE

\$31,531.90

Interest From 09/01/2002
Through 04/04/2003

(Costs to be added)

Dated:

4/16/2003

Terri B. Kaine / EAB
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Elizabeth A. Bunn

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.	COURT NUMBER 2003-CV-219	
DEFENDANT/S/ GLENDA F. WOLTZ	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
GLENDA F. WOLTZ

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
45 Upper Woodcrest Road, Berwick, PA 18603

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

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY

Joseph A.

TELEPHONE NUMBER
(215) 627-1322

DATE
April 4, 2003

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER
Suite 500 – The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LAND FORMERLY OF OSCAR LYNN, NOW OF GOTTLIEB A. HARTMAN AND FRANCES L. HARTMAN (SAID POINT BEING NORTH 80 DEGREES 15 MINUTES EAST 200 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LAND FORMERLY OF OSCAR LYNN, NOW OF GOTTLIEB A. HARTMAN AND FRANCES L. HARTMAN AND THIS POINT OF BEGINNING. BEING THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF VERYL E. LANNING AND JANICE F. LANNING; THENCE ALONG THE SOUTHERLY LINE OF SAID LAND FORMERLY OF OSCAR LYNN, NOW GOTTLIEB A. HARTMAN AND FRANCES L. HARTMAN, NORTH 80 DEGREES 15 MINUTES EAST 100 FEET TO THE NORTHWESTERLY CORNER OF LOT OF JAMES C. BELCHER AND ALBINA F. BELCHER; THENCE ALONG THE WESTERLY LINE OF SAID LOT SOUTH 9 DEGREES 45 MINUTES EAST 210 FEET TO THE NORTHERLY SIDE OF A PROPOSED STREET; THENCE ALONG THE NORTHERLY SIDE OF SAID PROPOSED STREET SOUTH 80 DEGREES 15 MINUTES WEST 100 FEET TO THE SOUTHEASTERLY CORNER OF LOT OF SAID VERYL E. LANNING AND JANICE F. LANNING; THENCE ALONG THE EASTERLY LINE OF SAID LOT NORTH 9 DEGREES 45 MINUTES WEST 210 FEET TO THE PLACE OF BEGINNING.

CONTAINING 21,000 SQUARE FEET OF LAND.

SUBJECT TO THE RESTRICTIONS, RESERVATIONS, QUALIFICATIONS AND PROVISIONS AS CONTAINED IN THE CHAIN OF TITLE.

PARCEL NO. 07-09A-020

BEING THE SAME PREMISES WHICH THE ESTATE OF WOODROW W. CRAGLE BY ALLEN A. CRAGLE AND RALPH F. CRAGLE, CO-EXECUTORS, AND VIRGINIA M. CRAGLE, WIFE OF WOODROW W. CRAGLE, BY RALPH F. CRAGLE, HER ATTORNEY IN-FACT CONVEYED UNTO WAYNE L. WOLTZ (NOW DECEASED) AND GLENDA F. WOLTZ, HIS WIFE.

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GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.
 Attorney I.D.#16132
 Suite 500 - The Bourse Bldg.
 111 S. Independence Mall East
 Philadelphia, PA 19106
 215-627-1322
 Attorney for Plaintiff

MORTGAGE ELECTRONIC REGISTRATION
 SYSTEMS INC.

7105 Corporate Drive
 PTX B-35
 Plano, TX 75024-3632

Plaintiff

vs.

GLEND A. WOLTZ
Mortgagor(s) and Record Owner(s)

45 Upper Woodcrest Road
 a/k/a RR3 Box 3775
 Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
 FORECLOSURE

Term
 No. 2003-CV-219

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: WOLTZ, GLEND A.
GLEND A. WOLTZ
 45 Upper Woodcrest Road
 Berwick, PA 18603

Your house at 45 Upper Woodcrest Road, a/k/a RR3 Box 3775, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on July 9, 2003 at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$31,531.90 obtained by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. against you.

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 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-627-1322

2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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 below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES NOT 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 price by calling the Sheriff of Columbia County at 570-389-5624.
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 the Sheriff of Columbia County at 570-389-5624.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff thirty (30) days from the date of the Sheriff's Sale. 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 schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house 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.**

SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.
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 SYSTEMS INC.**

7105 Corporate Drive
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 Plano, TX 75024-3632

Plaintiff

vs.

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Defendant(s)

IN THE COURT OF COMMON PLEAS

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CIVIL ACTION - LAW

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TO: WOLTZ, GLENDA F.
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 45 Upper Woodcrest Road
 Berwick, PA 18603

Your house at 45 Upper Woodcrest Road, a/k/a RR3 Box 3775, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$31,531.90 obtained by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. against you.

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111 S. Independence Mall East
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC.

7105 Corporate Drive
PTX B-35
Plano, TX 75024-3632

Plaintiff

vs.

GLEND A F. WOLTZ
Mortgagor(s) and Record Owner(s)
45 Upper Woodcrest Road
a/k/a RR3 Box 3775
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW


ACTION OF
MORTGAGE FORECLOSURE

NO. 2003-CV-219

2003-ED-46

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I, Joseph A. Goldbeck, Jr., Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.



Joseph A. Goldbeck, Jr.
Attorney for plaintiff

Goldbeck McCafferty & McKeever
BY: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 500 – The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106
215-627-1322
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CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2003-CV-219

2003 ED-46

AFFIDAVIT PURSUANT TO RULE 3129

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

45 Upper Woodcrest Road
a/k/a RR3 Box 3775
Berwick, PA 18603

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

GLEND A F. WOLTZ
45 Upper Woodcrest Road
Berwick, PA 18603

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

GLEND A F. WOLTZ
45 Upper Woodcrest Road
Berwick, PA 18603

3. Name and last known address of every judgment creditor whose judgment is a record lien on the property to be sold:

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY
700 Sawmill Road
Suite A
Bloomsburg, PA 17815

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

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

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

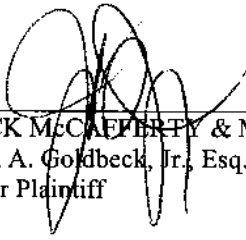
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS / OCCUPANTS
45 Upper Woodcrest Road
a/k/a RR3 Box 3775
Berwick, PA 18603

(attach separate sheet if more space is needed)

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.

DATED: April 4, 2003



GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

GOLDBECK McCafferty & McEever
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 500 - The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

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SYSTEMS INC.
7105 Corporate Drive
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Plano, TX 75024-3632

Plaintiff

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IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

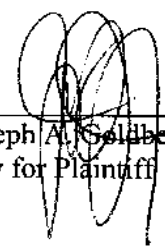
ACTION OF MORTGAGE FORECLOSURE

No. 2003-CV-219

2003-ED-46

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.


BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

Goldbeck McCafferty & McKee
BY: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 500 – The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

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SYSTEMS INC.
7105 Corporate Drive
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Plano, TX 75024-3632

Plaintiff

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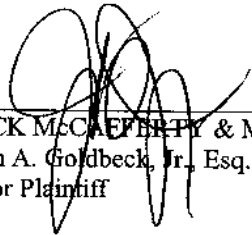
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TENANTS / OCCUPANTS
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Berwick, PA 18603

(attach separate sheet if more space is needed)

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DATED: April 4, 2003



GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

174702

GOLDBECK MCCAFFERTY & MCKEEVER
A PROFESSIONAL CORPORATION
SUITE 500, BOURSE BUILDING
111 SOUTH INDEPENDENCE MALL EAST
PHILADELPHIA, PA 19106

FIRSTTRUST BANK
3-7380-2360

4/15/2003

\$ **2,000.00

PAY TO THE
ORDER OF *Sheriff of Columbia County*

DOLLARS

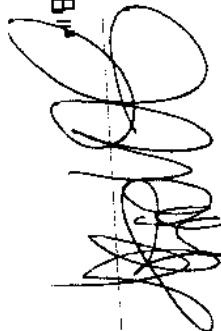
Two Thousand and 00/100

MORTGAGE DISBURSEMENT ACCOUNT

MEMO

Woltz, Glenda F.

⑈ 174702 ⑈ ⑆ 23807380 ⑆ 70 1100018 ⑈



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