

Date: 9/3/2003

Columbia County Court of Common Pleas

NO. 0007484

Time: 09:54 AM

Receipt

Page 1 of 1

Received of: Col Co Sheriff's Dept.

\$ 10.00

Ten and 00/100 Dollars

Amount

Misc Fee

10.00

Total:

10.00

Check: 1115

Payment Method: Check

Amount Tendered: 10.00

Clerk: TKLINE

Tami Kline, Prothonotary

By: _____
Deputy Clerk

SHERIFF'S SALE COST SHEET

Metrix Financial Services vs. Clark and Regina Smith
 NO. 60-03 ED NO. 1279-02 JD DATE/TIME OF SALE 7-30-03 1030

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>440.50</u>	

WEB POSTING	112 \$150.00
PRESS ENTERPRISE INC.	15 \$ <u>565.04</u>
SOLICITOR'S SERVICES	14 \$75.00
TOTAL ***** \$ <u>790.04</u>	

PROTHONOTARY (NOTARY)	12 \$10.00
RECORDER OF DEEDS	16 \$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>1.11</u>	- Return 1st by Bank
SCHOOL DIST. 20	\$ <u>1089.30</u>	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>1094.30</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>57.42</u>
WATER 20	\$ <u> </u>
TOTAL ***** \$ <u>57.42</u>	

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. <u>Union Co.</u>	\$ <u>32.00</u>
TOTAL ***** \$ <u>32.00</u>	

TOTAL COSTS (OPENING BID) \$ 2605.76

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

August 4, 2003

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

Re: SMITH, Clark E. and Regina
419 N. State Street
Millville, PA 17846
No. 2002-CV-1279

Dear Sir or Madam:

I hereby assign my bid on the above captioned property, which was knocked-down to Frank Federman as "attorney-on-the-writ" to FEDERAL NATIONAL MORTGAGE ASSOCIATION, 1900 Market Street, Suite 800, Philadelphia, PA 19103.

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

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

Thank you in advance for your cooperation in this matter.

Yours truly,


Christine Andrulonis

Enclosure

cc: Matrix Financial Services Account No. 0774400

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

Matrix Financial Services VS Clark and Regina Smith

NO. 60-03 ED NO. 1279-02 JD

DATE/TIME OF SALE: 7-20-11 / 12:00

BID PRICE (INCLUDES COST) \$ 2657.15

POUNDAGE - 2% OF BID \$ 52.12

TRANSFER TAX - 2% OF FAIR MKT \$ 0

LIEN CERTIFICATE \$ 0

MISC. COSTS \$ 0

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2657.27

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Don H. Smith, Regina Smith

TOTAL DUE: \$ 2657.27

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1307.27

ENTITY VENDOR
FAP Sheriff of Columbi ounty [SCOLU]

CHECK DATE CHECK NO.
08/05/2003 000291255

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
000291255	000321129	08/05/2003		63984	1,307.88	0.00	1,307.88
SMITH, CLARK #0774400							
							1,307.88

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

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

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
000291255

DRM 08/05/2003

DATE	AMOUNT
08/05/2003	*****1,307.88

Void after 90 days

Pay ONE THOUSAND THREE HUNDRED SEVEN AND 88/100 DOLLARS

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

Frank Federman

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

291255 03600180836 150866 6

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

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

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

B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document
Harry A. Roadarmel, Jr. - Sheriff Columbia County Courthouse	Grantee(s)/Lessee(s) FEDERAL NATIONAL MORTGAGE ASSOCIATION
Street Address	Street Address
P.O. Box 380, 35 W. Main St.	1900 Market Street, Suite 800
City State Zip Code	City State Zip Code
Bloomsburg PA 17815	Philadelphia PA 19103

C PROPERTY LOCATION

Street Address	City, Township, Borough	
419 N. State Street, Millville, PA 17846	Borough of Millville	
County	School District	Tax Parcel Number
COLUMBIA	Borough of Millville	24-01C-32

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$1,307.88	+ -0-	= \$1,307.88
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$29,328.00	x 2.92	= \$ 85,637.76

E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
100%	100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument Number 200304856.
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Other (Please explain exemption claimed, if other than listed above. Transfer to Federal Home Loan Mortgage Corporation, is Exempt Pursuant to #91.193 (b) (1) (v) of the Pennsylvania Realty Transfer Tax Regulations. Government Agency.)

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

Signature of Correspondent or Responsible Party FRANK FEDERMAN, ESQUIRE	Date: 8/4/03
--	-----------------

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

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
Ryan.Carroll@fedphe.com

July 29, 2003

Office of the Sheriff
COLUMBIA County Courthouse

RE: MATRIX FINANCIAL SERVICES
V. CLARK E. SMITH and REGINA SMITH
COLUMBIA COUNTY, NO. 2002-CV-1279

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,

A handwritten signature in black ink, appearing to read 'Ryan M. Carroll', with a stylized flourish at the end.

Ryan M. Carroll
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 7/30/03 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: MATRIX FINANCIAL SERVICES) CIVIL ACTION
)

VS.

CLARK E. SMITH) CIVIL DIVISION
REGINA SMITH) NO. 2002-CV-1279

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA) **SS:**

I, FRANK FEDERMAN, ESQUIRE attorney for **MATRIX FINANCIAL SERVICES** hereby verify that on **6/16/03** 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: July 29, 2003


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

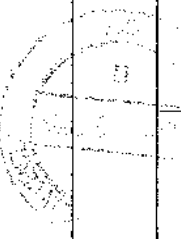
Name and Address of Sender

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Fee
1	*****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
2	*****	CITYSCAPE CORPORATION 565 TAXTER ROAD ELMSFORD, NY 10523-2300	
3		TENANT/OCCUPANT 419 NORTH STATE STREET MILLVILLE, PA 17846	
4		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15		RE: SMITH, CLARK 0774400 KMD/spm	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)

TEAM 3

UNITED STATES POSTAGE
\$ 01.20
02 1A JUN 18 2003
0004300377
MAILED FROM ZIP CODE 19103



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.

MATRIX FINANCIAL SERVICES

VS.

CLARK AND REGINA SMITH

WRIT OF EXECUTION #60 OF 2003 ED

POSTING OF PROPERTY

JUNE 26, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF CLARK AND REGINA SMITH AT 419 NORTH STATE ST. MILLVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF G. MILLARD.


SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 26TH DAY OF JUNE 2003


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

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 July 9, 16, 23, 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.

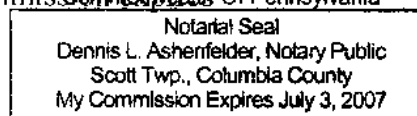
Paul R. Eyerly IV

Sworn and subscribed to before me this 28th day of July, 2003

[Signature]

(Notary Public)

My commission expires ~~on or before~~ Of Pennsylvania



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.

.....

**IN THE COURT OF COMMON PLEAS
17TH JUDICIAL DISTRICT
UNION COUNTY, PENNSYLVANIA**

MATRIX FINANCIAL SERVICES

VS

NO: 03-ED-60

SERVE :

COMPLAINT IN MORTGAGE FORECLOSURE

CLARK E. SMITH
REGINA SMITH

UNION COUNTY SHERIFF'S RETURN

And now JUNE 3, 2003, I hereby certify and return, that I DEPUTY SCOTT HAHN served a copy of the above described, COMPLAINT IN MORTGAGE FORECLOSURE, upon CLARK E. SMITH, named defendant, by personally handing to CLARK E. SMITH on JUNE 3, 2003 at 9:08 A.M. at NITTANY MT. CAMPGROUND LOT 117 NEW COLUMBIA, Union County, Pennsylvania, a true and correct copy of the above described COMPLAINT IN MORTGAGE FORECLOSURE, and made known to HIM the contents of the same.

I further certify and return that I DEPUTY SCOTT HAHN served a copy of the above described, COMPLAINT IN MORTGAGE FORECLOSURE, upon REGINA SMITH, named defendant, by personally handing to CLARK E. SMITH (HUSBAND) on JUNE 3, 2003 at 9:09 A.M. at NITTANY MT CAMPGROUND LOT 117 NEW COLUMBIA, Union County, Pennsylvania, a true and correct copy of the above described COMPLAINT IN MORTGAGE FORECLOSURE, and made known to HIM the contents of the same.

SO ANSWERS

JOHN P. SCHRAWDER, SHERIFF
UNION COUNTY, PA.

By: Deputy Scott Hahn

DEPUTY SCOTT HAHN

By: _____

PLAINTIFF'S ATTORNEY:

SHERIFF'S FEES:

DOCKET	\$9.00
SERVICE	\$9.00
SURCHARGE	\$
EXTRA SERVICE	\$6.00
AFFIDAVIT	\$3.00
MILEAGE	\$5.00

TOTAL \$32.00

Deposit: \$ 100.00

RECEIPT#275793

Refund: \$68.00

CHECK# 3373



PAID
6/3/03

Commonwealth of Pennsylvania:
County of Union :

Sworn to and subscribed before me

this 4 day of June 2003

Harriet Zejn, Deputy

Prothonotary

My Commission Expires:

HARRIET ZEYN
Deputy Prothonotary & Clerk of Courts
Lewisburg, Union County, PA
My Commission Expires 1st Mon Jan 2006

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

MATRIX FINANCIAL SERVICES

60ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

CLARK E. SMITH
REGINA SMITH

NOW, WEDNESDAY, MAY 28, 2003, I, HON. HARRY A. ROADARMEL JR. HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF UNION COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, REGINA SMITH, AT PO BOX 127, WEST MILTON, PA

HARRY A. ROADARMEL, SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

COMPLETE THIS SECTION

ins 1. Also complete
d 3. Also complete
sited Delivery is desired.
me and address on the reverse
an return the card to you.
and to the back of the mailpiece,
n if space permits.

Smith

est Silver Spring Blvd

FL 34462
Silver Spring, MD
7886-2127

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *5/29/03*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2002 3150 0006 4911 6829

Domestic Return Receipt

August 2001

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *MAY 22 2003*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

150 0006 4911 6805

Return Receipt

2ACPRH-03-Z-0985

Return Receipt

2ACPRH-03-Z-0985 Return Receipt

2ACPRH-03-Z-0985

Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *5/29/03*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2002 3150 0006 4911 6812

2ACPRH-03-Z-0985

2ACPRH-03-Z-0985

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *MAY 21 2003*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

3150 0006 4911 6782

Return Receipt

2ACPRH-03-Z-0985

Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *MAY 21 2003*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2002 3150 0006 4911 6768

2ACPRH-03

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *MAY 21 2003*
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

22 3150 0006 4911 679

Return Receipt

2

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

MATRIX FINANCIAL SERVICES

60ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

CLARKE E. SMITH
REGINA SMITH

NOW, WEDNESDAY, MAY 28, 2003, I, HON. HARRY A. ROADARMEL JR. HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF UNION COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, CLARK SMITH, AT PO BOX 127, WEST MILTON, PA

Harry A. Roadarmel Jr.

HARRY A. ROADARMEL, SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

Security enhanced document. See back for details.

JOHN P. SCHRAWDER
SHERIFF OF UNION COUNTY

3373

60-295713
4514

DATE June 3, 2003

PAY
TO THE
ORDER OF

Columbia County Sheriff

\$ 68.00

Sixty eight dollars and no cents ----- DOLLARS 



VOID AFTER 60 DAYS

FOR refund/ Matrix vs Smith's

Shereca Smith

⑈003373⑈ ⑆031302955⑆ 3740040039⑈

**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date May 22, 2003

OWNER OR REPUTED OWNER

Clark E & Regina Smith

DESCRIPTION OF PROPERTY

Millville Boro.
.26 acre

PARCEL NUMBER

24,01C-032-00,000

IN Millville Borough

Township
Borough
City

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

Excluding: Interim Tax Billings

Requested by:

Harry Roadarmel, Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00
Per Parcel

LN

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5623

24 HOUR PHONE
(570) 784-6300

Tuesday, May 20, 2003

TENANT(S)
419 NORTH STATE ST.
MILLVILLE, PA 17846-

MATRIX FINANCIAL SERVICES
VS
CLARK E. SMITH
REGINA SMITH

DOCKET # 60ED2003

JD # 1279JD2002

Dear Sir:

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

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

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

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

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

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

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

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

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

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

DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot or real estate situate in the Borough of Millville, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post in side of state road on the line of land of Sarah B. Eves; thence North 65 degrees East, 10-1/2 perches to a post; thence by land of A. P. Heller, South 18-1/2 degrees East, 4 perches to a post; thence by lot of F. K. Greenly, South 65 degrees West, 10-1/2 perches to a post; thence by the side of State road, North 18-1/2 degrees West, 4 perches to the place of beginning.

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

Tax Parcel #24-01C-32

TITLE TO SAID PREMISES IS VESTED IN Clark E. Smith and Regina Smith, His Wife by Deed from James Gordner and Dorothy Gordner, His Wife, dated 1/4/1985 and recorded 1/10/1985 in Record Book 342, Page 648.

PREMISES: 419 NORTH STATE STREET
MILLVILLE, PA 17846

Deputized Union Co.

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/14/2003

SERVICE# 4 - OF - 14 SERVICES
DOCKET # 60ED2003

PLAINTIFF MATRIX FINANCIAL SERVICES

DEFENDANT CLARK E. SMITH
REGINA SMITH

*Moved out of State. ✓ Old services for me please.
PO Box 127 West Milton.*

PERSON/CORP TO SERVED
TENANT(S)
419 NORTH STATE ST.
MILLVILLE

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) *Def. Moved to PO Box 127 West Milton P.A.*

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<i>05/21/03</i>	<i>0915</i>	<i>Millard</i>	<i>N/A LC</i>
<i>05/27/03</i>	<i>0830</i>	<i>Millard</i>	<i>Def. live in PA F.H.</i>

DEPUTY

Millard

DATE

05/27/03

#5000 Simon

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/14/2003

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 60ED2003

PLAINTIFF MATRIX FINANCIAL SERVICES

DEFENDANT CLARK E. SMITH
REGINA SMITH

PERSON/CORP TO SERVED	PAPERS TO SERVED
MILLVILLE BOROUGH	WRIT OF EXECUTION - MORTGAGE
MOOREHEAD AVE.	FORECLOSURE
MILLVILLE	

SERVED UPON Murray Holden

RELATIONSHIP Mill. Boro. IDENTIFICATION _____

DATE 05/21/03 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) Boro. Building

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY Millard DATE 05/21/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/14/2003

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 60ED2003

PLAINTIFF MATRIX FINANCIAL SERVICES

DEFENDANT CLARK E. SMITH
REGINA SMITH

PERSON/CORP TO SERVED	PAPERS TO SERVED
AMY STOUT-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
PO BOX 209	FORECLOSURE /
MILLVILLE	

SERVED UPON Tech Stout

RELATIONSHIP Asst IDENTIFICATION _____

DATE 05/21/03 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) Mill. Bore Building

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY M. Hartz DATE 05/21/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/14/2003

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 60ED2003

PLAINTIFF MATRIX FINANCIAL SERVICES

DEFENDANT CLARK E. SMITH
REGINA SMITH

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

SERVED UPON *John Smith - Cust Svs*

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5-21-03 TIME 1010 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. Smith

DATE 5-21-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/14/2003

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 60ED2003

PLAINTIFF MATRIX FINANCIAL SERVICES

DEFENDANT CLARK E. SMITH
REGINA SMITH

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

SERVED UPON Reverie Hunt

RELATIONSHIP Tax Claim Office Manager IDENTIFICATION _____

DATES 5-21-03 TIME 0845 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 5-21-03

MILLVILLE BORO COUNCIL

136 Morehead Ave., POB Box 30,
MILLVILLE, PA 17846
BIRTHPLACE OF NEIL WELLIVER
Phone (570) 458-5709 Fax (570) 458-5669
e-mail millvill@ptd.net

Officers of Council

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

Councilors

Dean Girton
John Henrie
R. Lee Milroy
Sue Myers
James Woolcock

May 22, 2003

Harry A. Roadarmel, Jr.
Columbia County Sheriff
Courthouse
POB 380
Bloomsburg, PA 17815

Sheriff:

This responds to your letter of May 20 regarding docket numbered 60ED2003, the Sheriff's sale of the home of Clark and Regina Smith.

As of July 30, amount of \$57.42 will be due for Sewer and Water charges on this property.

Should you have any questions, please contact me.


Murray Holdren
Secretary/Treasurer

REAL ESTATE OUTLINE

ED # 60-03

DATE RECEIVED 5-24-03
DOCKET AND INDEX 5-20-03
SET FILE FOLDER UP 5-20-03

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE 6
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 274719

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

SALE DATE July 30, 03 TIME 1030
POSTING DATE June 25
ADV. DATES FOR NEWSPAPER
1ST WEEK July 9
2ND WEEK 16
3RD WEEK 23

SHERIFF'S SALE

WEDNESDAY JULY 30, 2003 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 60 OF 2003 ED AND CIVIL WRIT NO. 1279 OF 2002 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 or lot of real estate situate in the Borough of Millville, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post in side of state road on the line of land of Sarah B. Eves; thence North 65 degrees East, 10-1/2 perches to a post; thence by land of A.P. Heller, South 18-1/2 degrees East, 4 perches to a post; thence by lot of F.K. Greenly, South 65 degrees West, 10-1/2 perches to a post; thence by the side of State road, North 18-1/2 degrees West, 4 perches to the place of beginning.

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

Tax Parcel #24-01C-32

TITLE TO SAID PREMISES IS VESTED IN Clark E. Smith and Regina Smith, His Wife by Deed from James Gordner and Dorothy Gordner, His Wife, dated 1/4/1985 and recorded 1/10/1985 in Record Book 342, Page 648.

PREMISES: 419 NORTH STATE STREET, MILLVILLE, PA 17846

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.sheriffcolumbiacounty.com

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

MATRIX FINANCIAL SERVICES

vs.

CLARK E. SMITH

REGINA SMITH

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2002-CV-1279 Term 2001

2003 ED-60

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 419 NORTH STATE STREET, MILLVILLE, PA 17846
(See Legal Description attached)

Amount Due

\$99,053.50

Interest from 1/6/03 to Sale
at \$16.28per diem

\$_____ and costs.

Dated

5/14/03
(SEAL)

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

DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot or real estate situate in the Borough of Millville, Columbia County, Pennsylvania, bounded and described as follows, to wit:

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PREMISES: 419 NORTH STATE STREET
MILLVILLE, PA 17846

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

MATRIX FINANCIAL SERVICES

vs.

CLARK E. SMITH

REGINA SMITH

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2002-CV-1279 Term 2001

2003-ED-60

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(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of

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Amount Due

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at \$16.28per diem

\$_____and costs.

Dated

5/14/03
(SEAL)

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

DESCRIPTION

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PREMISES: 419 NORTH STATE STREET
MILLVILLE, PA 17846

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

MATRIX FINANCIAL SERVICES.....

vs.

CLARK E. SMITH.....

REGINA SMITH.....

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2002-CV-1279 Term 2001

2003-ED-60

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OFCOLUMBIA..... COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property
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PREMISES: 419 NORTH STATE STREET, MILLVILLE, PA 17846
(See Legal Description attached)

Amount Due

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\$.....and costs.

Tami B. Kline

(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated 5/14/03

(SEAL)

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PREMISES: **419 NORTH STATE STREET**
MILLVILLE, PA 17846

Attorney for Plaintiff

By: FRANK FEDERMAN

One Penn Center at Suburban Station

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

MATRIX FINANCIAL SERVICES

2133 WEST PEORIA AVENUE

PHOENIX, AZ 85029

Plaintiff,

V.

CLARK E. SMITH

REGINA SMITH

4001 WEST SILVER SPRING BOULEVARD

Ocala, FL 34482

Defendant(s).

**COLUMBIA COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 2002-CV-1279

CERTIFICATION

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

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

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

Frank Fiederman

FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN AND PHELAN, LLP

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

MATRIX FINANCIAL SERVICES

2133 WEST PEORIA AVENUE

PHOENIX, AZ 85029

Attorney for Plaintiff

Plaintiff,

v.

CLARK E. SMITH

REGINA SMITH

4001 WEST SILVER SPRING BOULEVARD

OCALA, FL 34482

Defendant(s).

:
:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2002-CV-1279**
: *2003-ED-60*
:
:

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

MATRIX FINANCIAL SERVICES, Plaintiff in the above action, by its attorney, **FRANK FEDERMAN, ESQUIRE**, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **419 NORTH STATE STREET, MILLVILLE, PA 17846**.

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

NAME

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

CLARK E. SMITH

4001 WEST SILVER SPRING BOULEVARD
OCALA, FL 34482

REGINA SMITH

4001 WEST SILVER SPRING BOULEVARD
OCALA, FL 34482

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

NAME

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

Same as above

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------------------------------|---|
| CITYSCAPE CORPORATION | 565TAXTER ROAD
ELMSFORD, NY 10523-2300 |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 419 NORTH STATE STREET
MILLVILLE, PA 17846 |
| DOMESTIC RELATIONS OF COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

May 12, 2003
Date


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

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

CITYSCAPE CORPORATION	565TAXTER ROAD ELMSFORD, NY 10523-2300
----------------------------------	---

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

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

TENANT/OCCUPANT	419 NORTH STATE STREET MILLVILLE, PA 17846
------------------------	---

DOMESTIC RELATIONS OF COLUMBIA COUNTY	COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815
--	---

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE	P.O. BOX 2675 HARRISBURG, PA 17105
---	---

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May 12, 2003
Date


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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

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

None

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

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

**CITYSCAPE CORPORATION 565TAXTER ROAD
ELMSFORD, NY 10523-2300**

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

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

None

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

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

None

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

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

**TENANT/OCCUPANT 419 NORTH STATE STREET
MILLVILLE, PA 17846**

**DOMESTIC RELATIONS COLUMBIA COUNTY COURTHOUSE
OF COLUMBIA COUNTY P.O. BOX 380
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE P.O. BOX 2675
HARRISBURG, PA 17105**

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May 12, 2003
Date


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------------------------------|---|
| CITYSCAPE CORPORATION | 565TAXTER ROAD
ELMSFORD, NY 10523-2300 |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 419 NORTH STATE STREET
MILLVILLE, PA 17846 |
| DOMESTIC RELATIONS OF COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

May 12, 2003
Date


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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

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

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

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

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

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

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

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PREMISES: 419 NORTH STATE STREET
MILLVILLE, PA 17846

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

(SEAL)

(Attorney for Plaintiff(s))

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

(SEAL)

(Attorney for Plaintiff(s))

HARRY A. ROADARMEL
COLUMBIA County, Pa.

Sheriff

Sir: — There will be placed in your hands

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

follows: MATRIX FINANCIAL SERVICES vs CLARK E. SMITH and REGINA SMITH

The defendants will be found at 4001 WEST SILVER SPRING BOULEVARD, OCALA, FL 34482

Frank Fedina Attorney for Plaintiff

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

See attached legal description

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(Attorney for Plaintiff(s))

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MILLVILLE, PA 17846

SHERIFF'S RETURN

MATRIX FINANCIAL SERVICES

Plaintiff

vs.

CLARK E. SMITH

REGINA SMITH

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2002-CV-1279 CD Term, 2000

WRIT

ISSUED

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

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 200_, at _____ O'Clock _____ m., served the within

_____ upon _____

at _____

_____ by handing to _____

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

the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20 _____

Notary Public

BY: _____

Sheriff

20, _____, See return endorsed hereon by Sheriff of

County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff MATRIX FINANCIAL SERVICES	Court Number 2002-CV-1279
---	-------------------------------------

Defendant CLARK E. SMITH & REGINA SMITH	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
---	--

SERVE **AT** {

	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
	419 NORTH STATE STREET, MILLVILLE, PA 17846

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

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

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

Sheriff of BLAIR County, Penna.

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

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

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

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

RETURNED:

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

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

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
000274719

05/12/2003

DATE	AMOUNT
05/12/2003	*****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

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

274719 035001808135 150855 5