

SHERIFF'S SALE COST SHEET

MERS vs. Kevin Smith
 NO. 154-04 ED NO. 51-03 JD DATE/TIME OF SALE Stayed

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>9.15</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>257.15</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>632.48</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>782.48</u>	

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>10.00</u>
MISC. <u>13268,60 x .02 - Poundage</u>	\$ <u>265.37</u>
TOTAL ***** \$ <u>265.37</u>	

TOTAL COSTS (OPENING BID) \$ 1350.00

12/8/2004 1:00 PM FAX 001/001 Fax Server

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

Katherine Trautz
Sale Department, Ext. 1493

Representing Lenders in
Pennsylvania and New Jersey

December 8, 2004

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

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

Dear Sir or Madam:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled for 12/8/04.

The sum of \$ 13,268.60 was received in consideration for the stay.

Very truly yours,

Katherine Trautz
/s/kjm

VIA TELECOPY 570-389-5625

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

SHERIFF'S SALE COST SHEET

MERS vs. Karin Smith
 NO. 154-04 ED NO. 51-03 JD DATE/TIME OF SALE stayed

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>9.15</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>287.15</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>632.48</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>782.48</u>	

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

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

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

SURCHARGE FEE (DSTE)	\$	<u>10.00</u>
MISC. <u>13268.60 x .02 - Poundage</u>	\$	<u>265.37</u>
TOTAL ***** \$ <u>265.37</u>		

TOTAL COSTS (OPENING BID) \$ 1356.00

Law Offices
FEDERMAN AND PHELAN, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
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December 8, 2004

Office of the Sheriff
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35 W. Main Street
Bloomsburg, PA 17815

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

Dear Sir or Madam:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled for 12/8/04.

The sum of \$ 13,268.60 was received in consideration for the stay.

Very truly yours,

Katherine Trautz
/kjm

VIA TELECOPY 570-389-5625

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

SHERIFF'S SALE COST SHEET

MERS vs. Kevin Smith
 NO. 154-04 ED NO. 51-03 JD DATE/TIME OF SALE 12-8-04 1000

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

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>632.48</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>857.48</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>PE</u>
SCHOOL DIST. 20	\$	<u>RT</u>
DELINQUENT 20	\$	<u>5.00</u>
TOTAL ***** \$ <u>5.00</u>		

MUNICIPAL FEES DUE:		
SEWER 20	\$	<u>2196.02</u>
WATER 20	\$	
TOTAL ***** \$ <u>2196.02</u>		

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

TOTAL COSTS (OPENING BID) \$ 3591.00

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

MERS VS Levin Smith

NO. 154-04 ED NO. 51-03 JD

DATE/TIME OF SALE: 12-8-04 1000

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, President, 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 November 17, 24, December 1, 2004, exactly as printed and published; that the affiant is one of the officers or publisher 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 December, 2004.

[Signature]

(Notary Public)

My commission expires
Commonwealth of Pennsylvania
Notarial Seal
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
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.

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

VS.

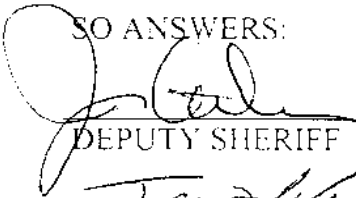
KEVIN SMITH

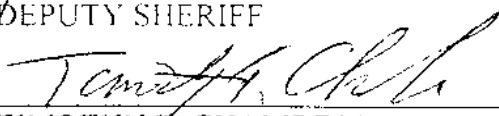
WRIT OF EXECUTION #154 OF 2004 ED

POSTING OF PROPERTY

NOVEMBER 3, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF KEVIN SMITH AT 206 SPRING GARDEN AVENUE BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF J. ARTER.


SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 4TH DAY OF NOVEMBER 2004


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

134
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
Main Fax 215-563-5534
LISA.STEINMAN@fedphe.com

November 8, 2004

Office of the Sheriff
COLUMBIA County Courthouse
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

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

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129
Dear Sir or Madam:

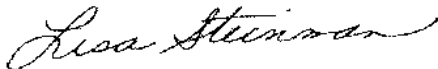
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

*******IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.*******

Yours truly,



LISA STEINMAN
for Federman Phelan

*****PROPERTY IS LISTED FOR THE 12/8/04 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

) CIVIL ACTION

vs.

KEVIN D. SMITH

) CIVIL DIVISION
) NO. 2003-CV-51

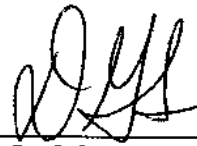
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC.** hereby verify that on **9/30/04 &
10/7/04** true and correct copies of the Notice of Sheriffs sale were served by
certificate of mailing to the recorded lienholders, and any known interested party
see Exhibit "A" attached hereto.

DATE: November 8, 2004

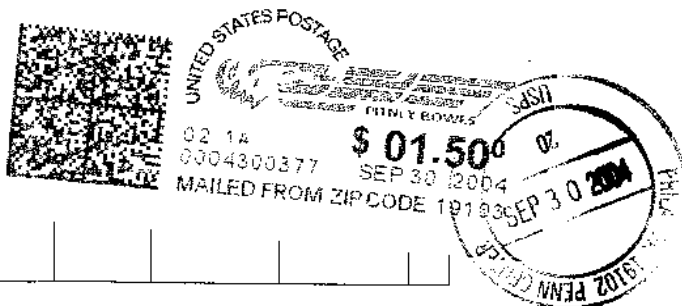


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Name and Address of Sender
FEDERMAN & PHELAN
 One Penn Center Plaza, Suite 1400
 Philadelphia, PA 19103

Line	Article Number	Name of Addressee, Street, and Post Office Address	Post
1	*****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
2	*****	DOMESTIC RELATIONS COLUMBIA CO. COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
3	*****	TENANT/OCCUPANT 206 SPRING GARDEN AVENUE BLOOMSBURG, PA 17815	
4	*****	HEMLOCK TOWNSHIP 26 FIREHALL ROAD BLOOMSBURG, PA 17815	
5	*****	HEMLOCK TOWNSHIP RIDGE ROAD BLOOMSBURG, PA 17815	
6			
7			
8			
9			
10		RE: SMITH, KEVIN D TEAM 3 TEAM 3/KJT	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster (Name of Receiving Employee)

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 document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.

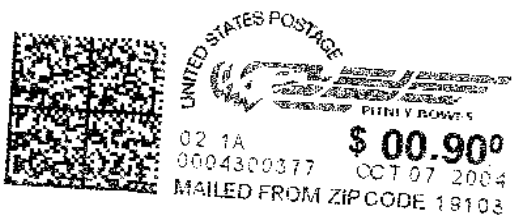


KJM/ TEAM 3

Name and Address of Sender

FEDERMAN & PHELAN
One Penn Center Plaza, Suite 1400
Philadelphia, PA 19103

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	HEMLOCK TOWNSHIP 82 BUCKHORN ROAD BLOOMSBURG, PA 17815		
2	****			
3	****			
4	****			
5	****			
6				
7				
8				
9				
10		RE: SMITH, KEVIN F & P#67338 KJM		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	
			The full declaration of value is required on all domestic and international registered mail documents. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual, Sections 914 and 921 for limitations of coverage.	



FEDERMAN AND PHELAN, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**SHERIFF'S
COPY**

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

Plaintiff,

v.

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

Defendant(s).

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

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

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

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

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

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

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

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

Same as above

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

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

None

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

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

None

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

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

None

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

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

HEMLOCK TOWNSHIP	RIDGE ROAD BLOOMSBURG, PA 17815
-------------------------	--

HEMLOCK TOWNSHIP	26 FIREHALL ROAD BLOOMSBURG, PA 17815
-------------------------	--

HEMLOCK TOWNSHIP	82 BUCKHORN ROAD BLOOMSBURG, PA 17815
-------------------------	--

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

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


TENANT/OCCUPANT	206 SPRING GARDEN AVENUE BLOOMSBURG, PA 17815
------------------------	--

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

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

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

October 7, 2004
Date



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

TIMOTHY T. CHAMBERLAIN



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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. Docket # 154ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

KEVIN D. SMITH

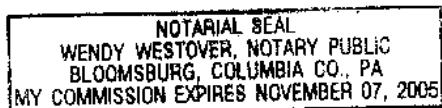
AFFIDAVIT OF SERVICE

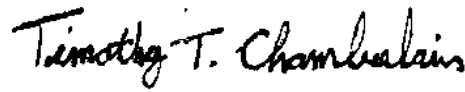
NOW, THIS FRIDAY, SEPTEMBER 17, 2004, AT 8:00 AM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON KEVIN SMITH AT 206 SPRING GARDEN AVENUE, BLOOMSBURG BY HANDING TO TERRI SMITH, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, SEPTEMBER 20, 2004


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
P. D'ANGELO
DEPUTY SHERIFF

154

FEDERMAN AND PHELAN, LLP
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

Office of the Sheriff
COLUMBIA County Courthouse

Re: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. v. KEVIN D. SMITH
No. 2003-CV51
Premises: 206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815

Dear Sir/madam,

Please find attached a copy of the original Affidavit(s), which has been sent for filing with the COLUMBIA Prothonotary's Office as of the date of this letter.

Yours truly,

Wes Trunell

Wes Trunell
for Federman and Phelan, LLP

*****PROPERTY IS LISTED FOR THE 12/8/04 SHERIFF'S SALE.*****

AFFIDAVIT OF SERVICE
Plaintiff: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

KJM
COLUMBIA County
No 2003-CV51

Defendant(s): KEVIN D. SMITH

Type of Action
- Notice of Sheriff's Sale

Address: 206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815

Sale Date:

December 8, 2004

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

SERVED

Served and made known to KEVIN D. SMITH, Defendant, on the 14TH day of OCTOBER, 2004, at 5:05 o'clock P.m., at 206 SPRING GARDEN AV., Commonwealth of PENNA., in the manner described below:

- ☒ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s). Relationship is _____.
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant(s)'s office or usual place of business.
☐ Other: _____ an officer of said Defendant(s)'s company.

Description: Age 35 Height 5'-8" Weight 170 Race W Sex M Other _____

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

Sworn to and subscribed
before me this 15 day
of Oct, 2004
Notary:

By:

NOT SERVED

On the 15 day of Oct, 2004, at _____ o'clock _____m., Defendant **NOT FOUND** because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this 15th day
of Oct, 2004

Notary: Ellen A. Davis By:

Attorney for Plaintiff

DANIEL G. SCHMIEG, Esquire - I.D. No. 62205
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000

NOTARIAL SEAL
ELLEN A. DAVIS, Notary Public
City of Wilkes Barre, Luzerne County
My Commission Expires May 29, 2007

82 Buckhorn Road, Bloomsburg, PA 17815 - 570-784-2696
FAX - 570-784-1425

**Hemlock Twp.
Fernville Sewer Fund**

Fax

To: Sheriff Chamberlain	From: Gary Bittenbender
Fax:	Pages: 1
Phone:	Date:
Re: Kevin D. Smith, 2003-cv51	CC:
Sheriff Sale	

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

*** Comments:**

At the time of the Sale scheduled for 12/8/04 the amount due will be \$2,196.02. Please be advised this interest is against the property, located at 206 Spring Garden Ave., Bloomsburg, PA

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

Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

Article Number

1. Article Addressed to:

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

2. Article Number 7004
(Transfer from service label)

PS Form 3811, February 2004 Domestic Rate

Form 31

D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type	
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchand
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
0550 0000 7003 5150	
Return Receipt 102595-02-M	

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/14/2004

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 154ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT KEVIN D. SMITH

FERNVILLE

PERSON/CORP TO SERVED
KEVIN SMITH
206 SPRING GARDEN AVENUE
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Kevin Smith

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 09.17.04 TIME 0800 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>09.16.04</u>	<u>0930</u>	<u>DANIELLO</u>	<u>1/2</u>

DEPUTY

For Del

DATE 09.17.04

TIMOTHY T. CHAMBERLAIN



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

Wednesday, September 15, 2004

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

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

DOCKET # 154ED2004

JD # 51JD2003

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

*All 2004 Taxes
Paid*

*C&T Paid
April 7, '04 # 163.18*

*School Paid
Aug 18, 2004 # 561.26*

FEDERMAN AND PHELAN, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

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

Plaintiff,

v.

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

Defendant(s).

:
:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2003-CV51**
: *2004 - ED - 154*
:
:
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

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

Your house (real estate) at **206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on December 8, 2004, at 10:00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$70,127.93** obtained by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

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

DESCRIPTION

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

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

BEING Lot No. 2.

TAX PARCEL #18-01A-111

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

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

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/14/2004

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 154ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT KEVIN D. SMITH

PERSON/CORP TO SERVED
HEMLOCK TOWNSHIP
26 FIREHALL ROAD
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON KELLY KOSTER

RELATIONSHIP SECRETARY IDENTIFICATION _____

DATE 09.16.04 TIME 1000 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB X 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 T. Chamberlain DATE 09.16.04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/14/2004

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 154ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT KEVIN D. SMITH

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 09.16.09 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

Don Dill

DATE 09.16.09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/14/2004

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 154ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT KEVIN D. SMITH

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE 09.16.04 TIME 0945 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 09.16.04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/14/2004

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 154ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT KEVIN D. SMITH

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Robert A. Miller

RELATIONSHIP _____ IDENTIFICATION _____

DATE 09.16.04 TIME 0705 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Paul D. [Signature]

DATE 09.16.04

REAL ESTATE OUTLINE

ED # 154-04

DATE RECEIVED 9-14-04
DOCKET AND INDEX 9-15-04
SET FILE FOLDER UP 9-15-04

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 376004

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

SALE DATE Dec. 8, 2004 TIME 1000
POSTING DATE Nov. 3, 2004
ADV. DATES FOR NEWSPAPER
1ST WEEK Nov. 17
2ND WEEK 24
3RD WEEK Dec. 1, 04

SHERIFF'S SALE

WEDNESDAY DECEMBER 8, 2004 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 154 OF 2004 ED AND CIVIL WRIT NO. 51 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

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

BEING Lot No. 2

TAX PARCEL #18-01A-110

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

PREMISES: 206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815

TERMS OF SALE

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

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

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

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

Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY DECEMBER 8, 2004 AT 10:00 AM

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TAX PARCEL #18-01A-110

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Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY DECEMBER 8, 2004 AT 10:00 AM

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BEING Lot No. 2

TAX PARCEL #18-01A-110

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TERMS OF SALE

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Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

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

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

vs.
KEVIN D. SMITH

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2003-CV51 Term 2001

2004-ED-154

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

Amount Due

\$70,127.93

Interest from 5/21/02 to Sale
at \$11.53 per diem

\$_____ and costs.

Dated

Sept. 14, 2004
(SEAL)

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

DESCRIPTION

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

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

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

Premises being: 206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815
TAX PARCEL: 18-01A-111

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

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

VS.
KEVIN D. SMITH

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2003-CV51 Term 2001

2004-ED-154

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

Amount Due

\$70,127.93

Interest from 5/21/02 to Sale
at \$11.53 per diem

\$_____ and costs.

Dated

Sept. 14, 2004
(SEAL)

Lami B. Kline

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

DESCRIPTION

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

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

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

Premises being: 206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815
TAX PARCEL: 18-01A-111

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

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2003-CV51 Term 2001

2004-ED-154

WRIT OF EXECUTION
(Mortgage Foreclosure)

vs.
KEVIN D. SMITH

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

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

Amount Due

\$70,127.93

Interest from 5/21/02 to Sale
at \$11.53 per diem

\$ and costs.

Dated

Sept. 14, 2004
(SEAL)

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

DESCRIPTION

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

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

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

Premises being: 206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815
TAX PARCEL: 18-01A-111

FEDERMAN AND PHELAN, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

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

Plaintiff,

V.

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

Defendant(s).

**COLUMBIA COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 2003-CV51

2004-ED-154

2004 SEP 13 10:34

CERTIFICATION

DANIEL G. SCHMIEG, 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.

DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

(215)563-7000


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

FEDERMAN AND PHELAN, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

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

Plaintiff,

v.

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

Defendant(s).

**COLUMBIA COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 2003-CV51

2004-ED-154

2004 SEP 13 11:10:35

FILED
CLERK
COLUMBIA COUNTY

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

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

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

NAME

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

KEVIN D. SMITH

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

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

NAME

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

Same as above

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------------------|---|
| HEMLOCK TOWNSHIP | RIDGE ROAD
BLOOMSBURG, PA 17815 |
| HEMLOCK TOWNSHIP | 26 FIREHALL ROAD
BLOOMSBURG, PA 17815 |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815 |
| DOMESTIC RELATIONS OF COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

September 9, 2004
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

FEDERMAN AND PHELAN, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

MORTGAGE ELECTRONIC

REGISTRATION SYSTEMS, INC.

8201 GREENSBORO DRIVE, SUITE 350

MCLEAN, VA 22102

Plaintiff,

v.

KEVIN D. SMITH

206 SPRING GARDEN AVENUE

BLOOMSBURG, PA 17815

Defendant(s).

**COLUMBIA COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 2003-CV51

2004-ED-154

2004 SEP 13 A 10:35

FILED
CLERK OF COURT

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No.1)

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

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

NAME

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

KEVIN D. SMITH

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

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

NAME

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

Same as above

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

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

None

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

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

None

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

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

None

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

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

HEMLOCK TOWNSHIP	RIDGE ROAD BLOOMSBURG, PA 17815
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HEMLOCK TOWNSHIP	26 FIREHALL ROAD BLOOMSBURG, PA 17815
-------------------------	--

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

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


TENANT/OCCUPANT	206 SPRING GARDEN AVENUE BLOOMSBURG, PA 17815
------------------------	--

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

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

September 9, 2004
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

FEDERMAN AND PHELAN, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

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

Plaintiff,

v.

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

Defendant(s).

:
:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2003-CV51**
: *2004-ED-154*
:
:
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

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

Your house (real estate) at **206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$70,127.93** obtained by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

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

DESCRIPTION

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

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

BEING Lot No. 2.

TAX PARCEL #18-01A-111

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

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

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability 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.


(Attorney for Plaintiff(s)) (SEAL)

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.


(Attorney for the Plaintiff(s)) (SEAL)

HARRY A. ROADARMEL
COLUMBIA County, Pa.

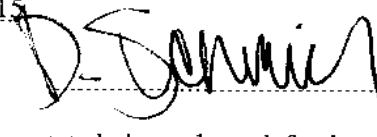
_____, 20____
Sheriff

Sir: — There will be placed in your hands

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

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

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

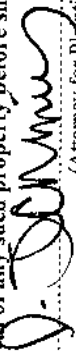


Attorney for Plaintiff

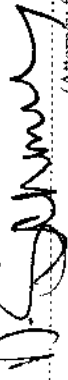
If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not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

See attached legal description

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. ROADARMEI,
COLUMBIA County, Pa.

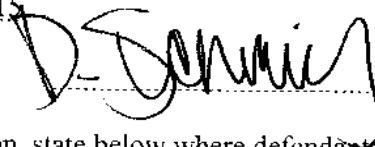
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Sir: — There will be placed in your hands

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

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

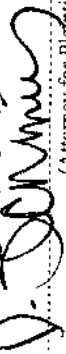


Attorney for Plaintiff

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

See attached legal description

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.


(Attorney for Plaintiff(s)) (SEAL)

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.


(Attorney for Plaintiff(s)) (SEAL)

HARRY A. ROADARMEI,
COLUMBIA County, Pa.

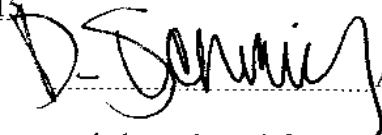
Sheriff

Sir: — There will be placed in your hands

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

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

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


Attorney for Plaintiff

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

See attached legal description

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.


(Attorney for Plaintiff(s)) (SEAL)

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.


(Attorney for Plaintiff(s)) (SEAL)

HARRY A. ROADARMEL

COLUMBIA County, Pa.

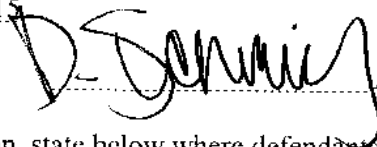
Sheriff

Sir: - There will be placed in your hands

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

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

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



Attorney for Plaintiff

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

See attached legal description

SHERIFF'S RETURN

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

KEVIN D. SMITH

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2003-CV51 CD Term, 2000

WRIT

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.
Plaintiff MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.		Expiration date 2003-CV51
Defendant KEVIN D. SMITH		Type or Writ of Complaint EXECUTION/NOTICE OF SALE
SERVE AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. KEVIN D. SMITH ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815	

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

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

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

RETURNED:

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

SHERIFF'S DEPARTMENT

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

RETURNED:

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

DESCRIPTION

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BEING Lot No. 2.

TAX PARCEL #18-01A-111

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

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

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ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - REF. 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
000376004

DATE

AMOUNT

09/09/2004 *****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 90 days

To The
Order
Of

Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Frank S. Williams

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

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