

15430

COUNTY OF COLUMBIA
GENERAL FUND
BLOOMSBURG, PA.

60-593
313

DATE	VOUCHER No.	AMOUNT
February 4, 2005	02-15430	\$354.70

VOID AFTER 60 DAYS

MISSOURI

E. Young
David J. Horan
Christi Kipp

Chief Clerk
PAY

COUNTY OF
COLUMBIA

354dols 70cts

DOLLARS

To
THE
ORDER
OF
Sheriff's Office

PAYABLE AT
FIRST COLUMBIA BANK & TRUST CO.
BLOOMSBURG, PA.

Shirley F. Decker

Treasurer

1031305931

1040966080

INVOICE No.	MEMO	AMT. INVOICE	DISCOUNT	NET
02-15430	Parcel 02,01-004-00,000. Edward Musser	\$354.70		\$354.70

Please Detach Before Depositing. Attached Check Is in Full Settlement of Account as Per Voucher. No Receipt Required.
If additional information is desired, please communicate with the County Commissioners' Office.



COLUMBIA COUNTY TAX CLAIM BUREAU

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815
(717) 389-5648

February 1, 2005

Gail:

On January 24, 2005, the Tax Claim Bureau received a check from the Sheriff's office. This check was written in the amount of \$ 7447.38 to payoff the 2000 -2004 delinquent taxes on parcel # 02,01-004-00,000 assessed in the name of Edward Musser. The tax claim office only has an amount of \$7092.68 delinquent.

Please provide an exchange check for the difference of \$ 354.70.

If you have any further questions, please call me. Thank You.

2000 - 2004 Delinquent taxes -	\$ 7092.68
Sheriff's Check(# 2124):	\$ 7447.38
Difference Due on Exchange Check:	\$ 354.70

Sincerely,

Renae Newhart
Tax Claim Office Manager

Rob Ferlin

1-5-9-04

<p>1. Article Addressed to:</p> <p>Commonwealth of PA Dept. 280946 Harrisburg, PA 17128</p>		<p>7004 05</p>
<p>2. Article Number (Transfer from service label)</p> <p>PS Form 3811, February 2004</p>		<p>Domestic Return Receipt</p>
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>		<p>7004 0550 0000 7003 5358</p>
<p>PS Form 3811, February 2004</p>		<p>Domestic Return Receipt</p>

102595-02-M-11

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA
PO box 2675
Harrisburg, PA 17105

2. Article Number
(Transfer from service label) 7004 0550 0000 7003 5389

PS Form 3811, February 2004 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
X *[Signature]*

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *SEP 24 2004*

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

102595-02-M-11

102595-02-M-11

SENDER: COMPLETE THIS SECTION

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■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

2. Article Number
(Transfer from service label) 7004 0550 0000 7003 5402

PS Form 3811, February 2004 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
X *[Signature]*

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *9/27/04*

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

102595-02-M-11

102595-02-M-15-40

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Citifinancial
PO Box 913
Orwings Mills, MD 21117

2. Article Number
(Transfer from service label) 7004 0550 0000 7003 5372

PS Form 3811, February 2004 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
X *[Signature]*

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *9-27-04*

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

102595-02-M-15-40

102595-02-M-15-40

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Capital One
PO Box 85147
Richmond, VA 23276

2. Article Number
(Transfer from service label) 7004 0550 0000 7003 5327

PS Form 3811, February 2004 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
X *[Signature]*

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *9-27-04*

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

102595-02-M-15-40

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

U. S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N. C. NIX FEDERAL BUILDING
900 MARKET STREET-5TH FLOOR
PHILADELPHIA, PA 19107

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *Michael H. Baker* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *Michael H. Baker* ☐ Agent ☒ Addressee
- C. Date of Delivery *SEP 27*
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7004 0550 0000 7003 5365

PS Form 3811, February 2004

Domestic Return Receipt

102395-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *Samuel J. Montfort* ☐ Agent ☒ Addressee
- B. Received by (Printed Name) *Samuel J. Montfort* ☐ Agent ☒ Addressee
- C. Date of Delivery *SEP 27 2004*
- 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) ☐ Yes2. Article Number
(Transfer from service label) 7004 0550 0000 7003 5341

PS Form 3811, February 2004

Domestic Return Receipt

102395-02-M-15

SHERIFF'S SALE COST SHEET

MERS VS. Edward & Lynne Musser
 NO. 159-04 ED NO. 1081-02 JD DATE/TIME OF SALE 12-8-04 / 1100

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>315.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>62.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>20.60</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>11.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>593.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>845.48</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1070.48</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>42.50</u>
TOTAL ***** \$ <u>52.50</u>	

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u>621.67</u>
SCHOOL DIST. 20		\$ <u>1114.42</u>
DELINQUENT 20		\$ <u>571.29</u>
TOTAL ***** \$ <u>7447.38</u>		

MUNICIPAL FEES DUE:		
SEWER 20		\$ <u>1543.07</u>
WATER 20		\$
TOTAL ***** \$ <u>1543.07</u>		

SURCHARGE FEE (DSTE)		\$ <u>220.00</u>
MISC. _____	\$	
_____	\$	
TOTAL ***** \$ <u>-0-</u>		

TOTAL COSTS (OPENING BID) \$ 10926.93

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

MERS VS Edward & Lynne Musser

NO. 159-04 ED NO. 1081-02 JD

DATE/TIME OF SALE: 12-8-04 / 1100

BID PRICE (INCLUDES COST) \$ 10926.93

POUNDAGE - 2% OF BID \$ 218.54

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 11145.47

PURCHASER(S): Ed & Lynne Musser

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 11145.47

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 9795.47

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

Suite 100
425 Commerce Drive
Fort Washington, PA 19034
215-653-7450

FAX (215) 653-7454

TO: Sheriff of Columbia County

FROM: Carmen Johnson Paralegal to
Barbara A. Fein, Esquire
Ext. 101

DATE: December 15, 2004

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS (MERS) AS
NOMINEE FOR ST. FRANCISVILLE, LLC v. EDWARD F. MUSSER and
LYNNE D. MUSSER
Columbia County Court of Common Pleas No. 1081-CV-2002
Sheriff's Sale conducted on December 8, 2004

MEMORANDUM

Dear Sheriff:

Attached to this Memorandum, please find our firm's check (41883) made payable to the Sheriff of Columbia County in the amount of \$9,795.47, representing the outstanding costs due to the Sheriff's Department for conducting the aforementioned sale.

Please note that the Grantee on the Sheriff's Deed should read precisely as follows:

**Alaska Seaboard Partners Limited Partnership, A Delaware Limited
Partnership**

323 5th Street Eureka, California 95501

Please feel free to contact me if you have any questions regarding this matter.

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 Recorder 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 sheets.

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

Name The Law Offices of Barbara A. Fein, P.C. Telephone No. (215) 653-7450

Street Address 425 Commerce Drive, Suite 100 City Fort Washington State PA Zip Code 19034

B. TRANSFER DATA

Grantor(s)/Lessor(s)

Timothy T. Chamberlain, Sheriff

Date of Acceptance of Document

Grantee(s)/Lessee(s)

Alaska Seaboard Partners Limited Partnership, A Delaware Limited Partnership

Street Address

Court House P.O. Box 380

Street Address

323 5th Street

City

Bloomsburg,

State

Pa

Zip Code

17815

City

Eureka

State

CA

Zip Code

95501

C. PROPERTY LOCATION

Street Address

320 Fifth Street

City, Township, Borough

the Borough of Benton

County

Columbia

School District

Benton Area

Tax Parcel Number

02-01-04

D. VALUATION DATA

1. Actual Cash Consideration

\$ 10,926.93

2. Other Consideration

\$ 0.00

3. Total Consideration

\$

4. County Assessed Value

\$ 24,710.00

5. Common Level Ratio Factor

3.05

6. Fair Market Value

\$ 75,365.50

E. EXEMPTION DATA

1a. Amount of Exemption Claimed

100 %

1b. Percentage of Interest Conveyed

100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
- ☐ 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 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.) _____
- ☐ Transfer from mortgagor to holder of a mortgage in default. Mortgage Book Number . . . Page Number As Instrument No. 200200153 .
- ☐ Corrective or confirmatory deed. (Attach complete Copy of the Prior deed being corrected or confirmed.) _____
- ☐ Statutory corporate consolidation, merger or division. (Attach copied of articles.) _____
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

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

Signature of Correspondent or Responsible Party

Carmen Johnson

Date

December 15, 2004

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

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

425 COMMERCE DR., SUITE 100
FORT WASHINGTON, PA 19034-2407
(215) 653-7450

EXPLANATION	AMOUNT

41883

3-7615-360

PAY
AMOUNT
OF

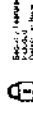
Nine Thousand Seven Hundred Ninety - DOLLARS

CHECK
AMOUNT

\$ 9,795.47

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
12/15/11	Columbia County Sheriff's Dept.	Muser ca-8233	41883

111011



VOID AFTER 120 DAYS

James S. Fein

⑈0041883⑈ ⑆036076150⑆ 6101548736⑈

Phone: 570-389-5622
Fax: 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Barbara Fein, Esq.

From: Timothy T. Chamberlain, Sheriff

Fax:

Date: December 9, 2004

Phone:

Pages: 3

Re: Musser

CC:

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

•Comments:

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

FACSIMILE TRANSMITTAL SHEET

TO: <i>NIERS</i>	FROM: <i>ABOVE</i>
COMPANY:	DATE: <i>12-3-04</i>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: <i>2</i>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <i>BREAKDOWN</i>	YOUR REFERENCE NUMBER:

☐ URGENT ☒ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

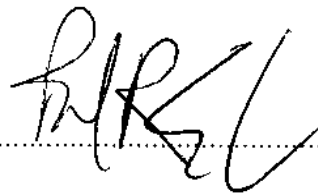
NOTES/COMMENTS

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

QUESTIONS? CALL THANKS

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.



Sworn and subscribed to before me this 3rd day of December 2004.



Commonwealth of Pennsylvania
(Notary Public)
Notarial Seal
My commission expires
Debra L. Astonfelder, 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.

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

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State Tax Paid

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Page Number

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Timothy T. Chamberlain, Sheriff

Date of Acceptance of Document

Grantee(s)/Lessee(s)

Alaska Seaboard Partners Limited Partnership, A Delaware Limited Partnership

Street Address

Court House P.O. Box 380

Street Address

323 5th Street

City State Zip Code
Bloomsburg, Pa 17815

City State Zip Code
Eureka CA 95501

C. PROPERTY LOCATION

Street Address
320 Fifth Street

City, Township, Borough
the Borough of Benton

County
Columbia

School District
Benton Area

Tax Parcel Number
02-01-04

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\$ 10,926.93

2. Other Consideration
\$ 0.00

3. Total Consideration
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4. County Assessed Value
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5. Common Level Ratio Factor
3.05

6. Fair Market Value
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1a. Amount of Exemption Claimed
100 %

1b. Percentage of Interest Conveyed
100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession
- ☐ 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 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.)
- ☐ Transfer from mortgagor to holder of a mortgage in default. Mortgage Book Number , , Page Number As Instrument No. 200200153
- ☐ Corrective or confirmatory deed. (Attach complete Copy of the Prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copied of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above)

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

Signature of Correspondent or Responsible Party

Carmen Johnson Carmen Johnson

Date

December 15, 2004

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

401 South Market street
Bloomsburg, PA 17815
(570) 784-5211 phone
(570) 387-1477 fax

KREISHER &
GREGOROWICZ

William S. Kreisher
Michael P. Gregorowicz
Daniel P. Lynn

Hon. C.E. Kreisher (1874-1941)
Hon. C.W. Kreisher (1908-1984)

To: SHERIFF OF COLUMBIA COUNTY From: MICHAEL P GREGOROWICZ, ESQ

Attn: WENDY

Pages: 2

Fax: 389-5625

Date: DECEMBER 2, 2004

Re: SHERIFF SALE: DEC. 8, 2004
EDWARD AND LYNNE MUSSER

CC:

OUTSTANDING WATER BILL - BENTON
MUNICIPAL WATER AND SEWER AUTH.
\$1,543.07

☐ Urgent

☐ For Review

☐ Please Reply

☐ Original to Follow by Mail

IF YOU DID NOT RECEIVE ALL OF THE PAGES CONTACT CAREY AT (570) 784-5211.

THE INFORMATION CONTAINED IN THIS TELEFACSIMILE MESSAGE IS TRANSMITTED BY AN ATTORNEY. IT IS PRIVILEGED AND CONFIDENTIAL, INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPY OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF THIS COMMUNICATION HAS BEEN RECEIVED IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE, COLLECT IS NECESSARY, AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE (WE WILL REIMBURSE POSTAGE). THANK YOU.

MESSAGE:

Dear Wendy:

Transmitted herewith is an updated amount that needs to be collected at the time of the Sheriff Sale on December 8, 2004 for the Benton Municipal Water and Sewer Authority. This amount replaces the amount requested in my correspondence to your office dated October 5, 2004. If you have any questions do not hesitate to contact our office.

Sincerely,

Carey A. Stewart
/s/ Michael P. Gregorowicz, Esquire

Law Offices of
KREISHER AND GREGOROWICZ

401 SOUTH MARKET STREET
BLOOMSBURG, PENNSYLVANIA 17815
(570) 784-5211
www.columbiacountylaw.com

WILLIAM S. KREISHER
MICHAEL P. GREGOROWICZ

DANIEL P. LYNN

HON. C.E. KREISHER (1874-1941)
HON. C.W. KREISHER (1900-1984)

TELECOPIER - FAX 570-387-1477

December 2, 2004

ATTN: WENDY
SHERIFF'S OFFICE
COLUMBIA COUNTY COURTHOUSE
PO BOX 380
MAIN STREET
BLOOMSBURG PA 17815

IN RE: Mortgage Electronic Registration Systems (MERS) As Nominee for St.
Francisville, LLC vs. Edward F. Musser and Lynne D. Musser
JD # 1081 JD 2022
Docket No.: 159 ED 2004
Sheriff's Sale Date: December 8, 2004
Property Address: 320 Fifth Street, Benton, PA

Dear Wendy:

Please find enclosed that I am the Solicitor for the Benton Municipal Water and Sewer Authority. I wish to advise that the property owned by Edward F. Musser and Lynne D. Musser, located at 320 Fifth Street, in the Borough of Benton, which is scheduled for Sheriff Sale on December 8, 2004 is serviced by the Authority. **There is outstanding as of December 2, 2004, the sum of \$1,543.07 for water and sewer services provided this property, including solicitor fees for the filing of the municipal lien against the property.** Please collect the same at the time of the sheriff sale and then remit a check to the Benton Municipal Water and Sewer Authority at PO Box 516, Benton, PA 17814.

Very truly yours,

KREISHER AND GREGOROWICZ

Michael P. Gregorowicz

Michael P. Gregorowicz
Attorney at Law

MPG/cas
p.c.: Lynn Drossler, Secretary
815A49 LTR-SHERIFF-MUSSER

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.

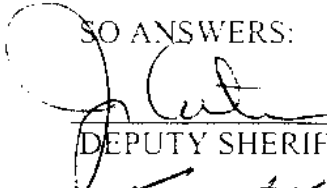
EDWARD AND LYNNE MUSSER

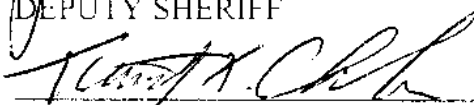
WRIT OF EXECUTION #159 OF 2004 ED

POSTING OF PROPERTY

NOVEMBER 3, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF EDWARD AND LYNNE MUSSER AT 320 5TH STREET BENTON
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF J. ARTER.

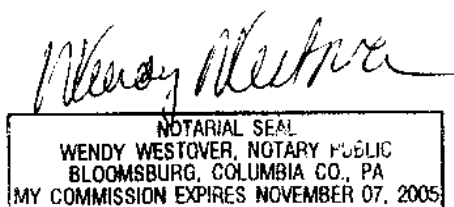
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 4TH DAY OF NOVEMBER 2004



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA. 17815
FAX: (570) 389-5825

PHONE
(570) 389-5822

24 HOUR PHONE
(570) 784-4300

MORTGAGE ELECTRONIC REGISTRATION Docket # 159ED2004
SYSTEMS (MERS) AS NOMINEE FOR ST.
FRANCISVILLE, LLC

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

EDWARD F. MUSSER
LYNNE D. MUSSER

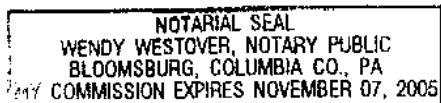
AFFIDAVIT OF SERVICE


NOW, THIS MONDAY, OCTOBER 04, 2004, AT 11:30 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON LYNNE MUSSER AT 320 FIFTH
ST., BENTON BY HANDING TO EDWARD MUSSER, HUSBAND, A TRUE AND ATTESTED
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

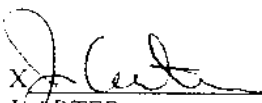
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, OCTOBER 04, 2004


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
J. CARTER
DEPUTY SHERIFF

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) 784-9300

MORTGAGE ELECTRONIC REGISTRATION Docket # 159ED2004
SYSTEMS (MERS) AS NOMINEE FOR ST.
FRANCISVILLE, LLC

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

EDWARD F. MUSSER
LYNNE D. MUSSER

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, OCTOBER 04, 2004, AT 11:30 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON EDWARD MUSSER AT 320 FIFTH
ST., BENTON BY HANDING TO EDWARD MUSSER, A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

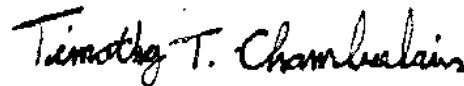
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, OCTOBER 04, 2004

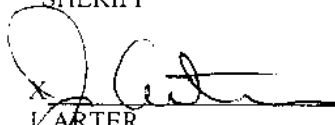


NOTARY PUBLIC

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


X

TIMOTHY T. CHAMBERLAIN
SHERIFF


X

J. CARTER
DEPUTY SHERIFF

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein / I.D. No. 53002
Kristen D. Little / I.D. No. 79992
425 Commerce Drive, Suite 100
Fort Washington, PA 19034
(215) 653-7450
Attorneys for Plaintiff

File No. 02-8233
Loan No. 0000149003

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS (MERS) AS
NOMINEE FOR ST. FRANCISVILLE, LLC,
Plaintiff,

v.

EDWARD F. MUSSER and
LYNNE D. MUSSER,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 1081-CV-2002

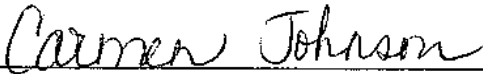
CERTIFICATION OF NOTICES OF SALE TO LIENHOLDERS

I, Carmen Johnson, Paralegal to Barbara A. Fein, Esquire, attorney for Plaintiff, hereby certify that upon information and belief, diligent efforts have been made to identify all persons/entities having mortgages, judgments, liens, or other interest in the subject premises of the foreclosure proceeding, and that such persons/entities have been sent Notices of Sheriff's Sale (attached hereto as Exhibit "A") and that said Notices were duly served upon them in accordance with Pennsylvania Rule of Civil Procedure Rule 3129. (Proof of mailing with a postmark date of October 20, 2004 is appended hereto and incorporated herein by reference as Exhibit "B").

I declare under penalty of perjury that the foregoing is true and correct.

October 22, 2004

THE LAW OFFICES OF BARBARA A. FEIN, P.C.


BY: Carmen Johnson, Paralegal
to Barbara A. Fein, Esquire
Attorney for Plaintiff

BARBARA A. FEIN
ATTORNEY-AT-LAW
SUITE 100, 425 COMMERCE DRIVE
FORT WASHINGTON, PA 19034
(215) 653-7450

FAX (215) 6543-7454

NOTICE OF COLUMBIA COUNTY SHERIFF'S SALE

TO: All Parties in Interest and Claimants

Improvements:
A Residential Dwelling

OWNER(S): Edward F. Musser
Lynne D. Musser

PROPERTY: 320 Fifth Street
the Borough of Benton
Columbia County, PA

Columbia County
CCP No. 1081-CV-2002

Please be advised that the above captioned property (and any improvements thereon) is scheduled to be sold by the Columbia County Sheriff's Department on December 8, 2004 at 11:00 am, at the Columbia County Court, P. O. Box 380, Bloomsburg, PA 17815. This sale is scheduled pursuant to a judgment entered in the amount of \$107,969.50 in the Court of Common Pleas for Columbia County.

Our records indicate that you may hold a mortgage or judgment on the property which may be extinguished (removed) by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule. You may call the Columbia County Sheriff's Department at (570) 389-5624 for the date on which the distribution schedule will be posted.

Sincerely,

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

Barbara A. Fein

Barbara A. Fein, Esquire
Attorney for Plaintiff

Dated: September 17, 2004



File No. 02-8233

ALL THOSE TWO (2) tracts of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Tract 1: Beginning at a post in line of Reading Railroad right of way of corner of land now or formerly of Richard Renn, thence along right of way said Railroad South 80 degrees West 65 feet to a corner; thence by land now or formerly of Kenneth Kelsey North 60 Degrees 30 minutes West 11.6 Rods to line of land now or formerly of Paul Stevens; thence along land of said Stevens North 30 degrees East 55 feet to a post; thence along land of said Renn, South 60 Degrees East 11.6 Rods to the place of beginning.

Excepting and reserving from the above; beginning at a pin corner set in the Westwardly line 5th Street, formerly the right of way of the Reading Railroad Company, it also being the Northeast Corner of other lands now or formerly of Larry R. Houseweart and wife and North 60 degrees West 11.5 Rods to the Easterly Line of lands now or formerly of Paul Stevens; thence along the Easterly line of said Stevens North 30 degrees East 30 feet to a stake corner set in the Southerly line of other land now or formerly of Arden K. Diltz; thence running along the Southerly line of other land of said Diltz South 60 degrees East 11.9 Rods to the Westerly line of 5th Street aforesaid; thence along the Westerly line of said 5th Street South 30 degrees West 30 feet to a pin corner; the place of beginning. This being the premises conveyed by Arden K. Diltz to Larry R. Houseweart and Geneve R. Houseweart by Deed dated May 9, 1972 and recorded in Columbia County Deed Book 255, Page 61.

Tract 2: Beginning at a post at the intersection of the Lots No. 6 and 7 of the Ray McHenry Addition to the Borough of Benton and land now or formerly of Ray McHenry ; thence along said boundary line South 60 degrees East 11.5 Rods to the line of the right of way of the Bloomsburg & Sullivan Railroad (now the Reading Railroad); thence along said right of way South 30 degrees West 2 Rods to a post and corner of lots No. 5 and 6 of the Ray McHenry Addition; thence along Lot No. 5 North 60 Degrees West 11.5 Rods to a post and corner of lands now or late of Ernest Hatman and Ray McHenry; thence along said land of McHenry North 30 Degrees East 2 Rods to the place of beginning, it being Lot No. 5 of the Ray McHenry addition, containing 34.3 perches, be the same, more or less.

Being the same premises which William A. Stauffer and Sally H. Stauffer Husband and wife, by Deed dated May 21, 1980 and recorded in Columbia County Deed Book Volume 297, Page 651, granted and conveyed unto Dean E. Steele and Mary K. Steele, Husband and wife, grantors herein, as described in deed book 412, Page 1015, recorded

NAME AND ADDRESS OF SENDER

The Law Offices of Barbara A. Fein, P.C.
425 Commerce Drive, Suite 100
Fort Washington, PA 19034

Indicate type of mail Registered

☐ Insured
☐ C.O.D.
☐ Certified ☐ Express Mail

Check appropriate block for Registered Mail:

☐ With Postal Insurance
☐ Without Postal Insurance

CJ Musser-8233 **1 of 3**

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

POSTMARK AND DATE OF RECEIPT

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Reg. Def. Fee Remarks
1	1	Benton Municipal Water & Sewer Authority PO Box P Benton, PA 17814	37¢	25¢								
2	2	PPL Utilities 4001 Sawmill Road Bloomsburg, PA 17815	37¢	25¢								
3	3	Carolyn Remley- Tax Collector Po Box 270 Benton, PA 17814	37¢	25¢								
4	4	Columbia County Tax Claim Bureau 35 W. Main Street Bloomsburg, PA 17815	37¢	25¢								
5	5	Kreisher and Gregorowicz 401 Market Street Bloomsburg, PA 17815	37¢	25¢								
6	6	Capital One Po Box 85147 Richmond, VA 23276	37¢	25¢								

Total Number of Pieces Listed by Sender: **6**

Total Number of Pieces Received at Post Office: **6**

POSTMASTER, PER (Name of receiving employee): **ml**

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$35,000 for Registered Mail, \$400 for COD and \$400 for Insured Mail. Special handling charges apply on to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.

EXHIBIT "B"

NAME AND ADDRESS OF SENDER

The Law Offices of Barbara A. Fein, P.C.
425 Commerce Drive, Suite 100
Fort Washington, PA 19034

Indicate type of mail Registered
☐ Insured
☐ C.O.D.
☐ Certified ☐ Express Mail

Check appropriate block for Registered Mail:
☐ With Postal Insurance
☐ Without Postal Insurance

CJ Musser-8233

2 of 3

Affix stamps here if issued as certificate of mailing or for additional copies of this bill.
POSTMARK AND DATE OF RECEIPT

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Def. Fee Remarks
1	1	Citifinancial Po Box 318 Bloomsburg, PA 17815	37¢	25¢								
2	2	Citifinancial Investment Recovery P.O. Box 913 Owings Mills, MD 21117	37¢	25¢								
3	3	Columbia County Tax Claim Bureau c/o Dennis Long, Director P.O. Box 380, Court House Bloomsburg, PA 17815	37¢	25¢								
4	4	Daniel J. Rheam, Esq. 533 N. Derr Drive Lewisburg, PA 17837	37¢	25¢								
5	5	Sears 45 Congress Street Attn: Bankruptcy Dept. Salem, MA 01970	37¢	25¢								
6	6	Sears, Roebuck and Co. P.O. Box 3671 Des Moines, IA 50322	37¢	25¢								
Total Number of Pieces Listed by Sender 6		Total Number of Pieces Received at Post Office 6	POSTMASTER, PER (Name of receiving employee) mf									

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$400 for COD and \$400 for Insured Mail. Special handling charges apply on to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.

FORM MUST BE COMPLETED BY TYPEWRITER, INC OR BALL POINT PEN

* U.S. Government Printing Office 1983-396-297

EXHIBIT "B"

NAME AND ADDRESS OF SENDER

The Law Offices of Barbara A. Fein, P.C.
 425 Commerce Drive, Suite 100
 Fort Washington, PA 19034

Indicate type of mail Registered
☐ Insured
☐ C.O.D.
☐ Certified
☐ Express Mail

Check appropriate block for Registered Mail:
☐ With Postal Insurance
☐ Without Postal Insurance

CIJ Musser-8233

3 of 3

Affix stamps here if issued as certificate of mailing or for additional copies of this bill.
 POSTMARK AND DATE OF RECEIPT

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Def. Fee Remarks
1	1	St. Francisville, LLC P.O. Box 380 Bloomsburg, PA 17815	37¢	25¢								
2	2	Tenant/Occupant 320 Fifth Street Benton, PA 17814-0409	37¢	25¢								
3	3	Columbia County Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815	37¢	25¢								
4	4	Commonwealth of Pennsylvania Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105	37¢	25¢								
5	5	Commonwealth of Pennsylvania Department of Revenue Inheritance Tax Division Bureau of Compliance ATTN: Jeff Griffin, Esquire Department #280946 Harrisburg, PA 17128	37¢	25¢								
6	6	The Internal Revenue Service Special Procedures Branch Federated Investors Tower Thirteenth Fl., Suite 1300 1001 Liberty Ave. Pittsburgh, PA 15222	37¢	25¢								

Total Number of Pieces Listed by Sender

6

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. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$400 for COD and \$400 for Insured Mail. Special handling charges apply on 1st-, 2nd-, 3rd- and 4th-Class parcels. Special delivery service also includes special handling service.

FORM MUST BE COMPLETED BY TYPEWRITER, INC OR BALL POINT PEN

* U.S. Government Printing Office 1983-396-297

EXHIBIT "B"

COPY
File No. 02-8233
Loan No. 0000149003

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein / I.D. No. 53002
Kristen D. Little / I.D. No. 79992
425 Commerce Drive, Suite 100
Fort Washington, PA 19034
(215) 653-7450
Attorneys for Plaintiff

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS (MERS) AS
NOMINEE FOR ST. FRANCISVILLE, LLC,
Plaintiff,

v.

EDWARD F. MUSSER and
LYNNE D. MUSSER,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 1081-CV-2002


CERTIFICATION OF NOTICES OF SALE TO LIENHOLDERS

I, Carmen Johnson, Paralegal to Barbara A. Fein, Esquire, attorney for Plaintiff, hereby certify that upon information and belief, diligent efforts have been made to identify all persons/entities having mortgages, judgments, liens, or other interest in the subject premises of the foreclosure proceeding, and that such persons/entities have been sent Notices of Sheriff's Sale (attached hereto as Exhibit "A") and that said Notices were duly served upon them in accordance with Pennsylvania Rule of Civil Procedure Rule 3129. (Proof of mailing with a postmark date of October 20, 2004 is appended hereto and incorporated herein by reference as Exhibit "B").

I declare under penalty of perjury that the foregoing is true and correct.

October 22, 2004

THE LAW OFFICES OF BARBARA A. FEIN, P.C.



BY: Carmen Johnson, Paralegal
to Barbara A. Fein, Esquire
Attorney for Plaintiff

BARBARA A. FEIN
ATTORNEY-AT-LAW
SUITE 100, 425 COMMERCE DRIVE
FORT WASHINGTON, PA 19034
(215) 653-7450

FAX (215) 6543-7454

NOTICE OF COLUMBIA COUNTY SHERIFF'S SALE

TO: All Parties in Interest and Claimants

Improvements:
A Residential Dwelling

OWNER(S): Edward F. Musser
Lynne D. Musser

Columbia County
CCP No. 1081-CV-2002

PROPERTY: 320 Fifth Street
the Borough of Benton
Columbia County, PA

Please be advised that the above captioned property (and any improvements thereon) is scheduled to be sold by the Columbia County Sheriff's Department on December 8, 2004 at 11:00 am, at the Columbia County Court, P. O. Box 380, Bloomsburg, PA 17815. This sale is scheduled pursuant to a judgment entered in the amount of \$107,969.50 in the Court of Common Pleas for Columbia County.

Our records indicate that you may hold a mortgage or judgment on the property which may be extinguished (removed) by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule. You may call the Columbia County Sheriff's Department at (570) 389-5624 for the date on which the distribution schedule will be posted.

Sincerely,

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

Barbara A. Fein, Esquire
Attorney for Plaintiff

Dated: September 17, 2004

File No. 02-8233

ALL THOSE TWO (2) tracts of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Tract 1: Beginning at a post in line of Reading Railroad right of way of corner of land now or formerly of Richard Renn, thence along right of way said Railroad South 80 degrees West 65 feet to a corner; thence by land now or formerly of Kenneth Kelsey North 60 Degrees 30 minutes West 11.6 Rods to line of land now or formerly of Paul Stevens; thence along land of said Stevens North 30 degrees East 55 feet to a post; thence along land of said Renn, South 60 Degrees East 11.6 Rods to the place of beginning.

Excepting and reserving from the above; beginning at a pin corner set in the Westwardly line 5th Street, formerly the right of way of the Reading Railroad Company, it also being the Northeast Corner of other lands now or formerly of Larry R. Houseweart and wife and North 60 degrees West 11.5 Rods to the Easterly Line of lands now or formerly of Paul Stevens; thence along the Easterly line of said Stevens North 30 degrees East 30 feet to a stake corner set in the Southerly line of other land now or formerly of Arden K. Diltz; thence running along the Southerly line of other land of said Diltz South 60 degrees East 11.9 Rods to the Westerly line of 5th Street aforesaid; thence along the Westerly line of said 5th Street South 30 degrees West 30 feet to a pin corner; the place of beginning. This being the premises conveyed by Arden K. Diltz to Larry R. Houseweart and Geneve R. Houseweart by Deed dated May 9, 1972 and recorded in Columbia County Deed Book 255, Page 61.

Tract 2: Beginning at a post at the intersection of the Lots No. 6 and 7 of the Ray McHenry Addition to the Borough of Benton and land now or formerly of Ray McHenry ; thence along said boundary line South 60 degrees East 11.5 Rods to the line of the right of way of the Bloomsburg & Sullivan Railroad (now the Reading Railroad); thence along said right of way South 30 degrees West 2 Rods to a post and corner of lots No. 5 and 6 of the Ray McHenry Addition; thence along Lot No. 5 North 60 Degrees West 11.5 Rods to a post and corner of lands now or late of Ernest Hatman and Ray McHenry; thence along said land of McHenry North 30 Degrees East 2 Rods to the place of beginning, it being Lot No. 5 of the Ray McHenry addition, containing 34.3 perches, be the same, more or less.

Being the same premises which William A. Stauffer and Sally H. Stauffer Husband and wife, by Deed dated May 21, 1980 and recorded in Columbia County Deed Book Volume 297, Page 651, granted and conveyed unto Dean E. Steele and Mary K. Steele, Husband and wife, grantors herein, as described in deed book 412, Page 1015, recorded

Law Offices of
KREISHER AND GREGOROWICZ

401 SOUTH MARKET STREET
BLOOMSBURG, PENNSYLVANIA 17815
(570) 784-5211
www.columbiacountylaw.com

WILLIAM S. KREISHER
MICHAEL P. GREGOROWICZ

HON. C.E. KREISHER (1874-1941)
HON C.W. KREISHER (1908-1984)

DANIEL P. LYNN

TELECOPIER - FAX 570-387-1477

October 5, 2004

ATTN WENDY
SHERIFF'S OFFICE
COLUMBIA COUNTY COURTHOUSE
PO BOX 380
MAIN STREET
BLOOMSBURG PA 17815

IN RE: Mortgage Electronic Registration Systems (MERS) As Nominee for St.
Francisville, LLC vs. Edward F. Musser and Lynne D. Musser
JD # 1081 JD 2022
Docket No.: 159 ED 2004
Sheriff's Sale Date: December 8, 2004
Property Address: 320 Fifth Street, Benton, PA

Dear Wendy:

Please find enclosed that I am the Solicitor for the Benton Municipal Water and Sewer Authority. I wish to advise that the property owned by Edward F. Musser and Lynne D. Musser, located at 320 Fifth Street, in the Borough of Benton, which is scheduled for Sheriff Sale on December 8, 2004 is serviced by the Authority. **There is outstanding as of October 4, 2004, the sum of \$1,451.56 for water and sewer services provided this property, including solicitor fees for the filing of the municipal lien against the property.** Please collect the same at the time of the sheriff sale and then remit a check to the Benton Municipal Water and Sewer Authority at PO Box 516, Benton, PA 17814.

Very truly yours,

KREISHER AND GREGOROWICZ



Michael P. Gregorowicz
Attorney at Law

MPG/cas
p.c.: Lynn Dressler, Secretary
815A49.LTR-SHERIFF-MUSSER

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/22/2004

SERVICE# 3 - OF - 22 SERVICES
DOCKET # 159ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
(MERS) AS NOMINEE FOR ST. FRANCISVILLE, LLC

DEFENDANT EDWARD F. MUSSER
LYNNE D. MUSSER

PERSON/CORP TO SERVED	PAPERS TO SERVED
BENTON BOROUGH	WRIT OF EXECUTION - MORTGAGE
PO BOX P	FORECLOSURE
BENTON	

SERVED UPON Carolyn Stevens

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10-5-4 TIME 10:45 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) 436 Colley St
Benton

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>10-4-4</u>	<u>1140</u>	<u>ARTER</u>	<u>Car</u>
<u>10-5-4</u>	<u>1000</u>	<u>ARTER</u>	<u>"</u>

DEPUTY

J. C. C. C.

DATE 10-5-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/22/2004

SERVICE# 1 - OF - 22 SERVICES
DOCKET # 159ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
(MERS) AS NOMINEE FOR ST. FRANCISVILLE, LLC

DEFENDANT EDWARD F. MUSSER
LYNNE D. MUSSER

PERSON/CORP TO SERVED
EDWARD MUSSER
320 FIFTH ST.
BENTON

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Edward

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10-4-4 TIME 11:30 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. L. L.

DATE 10-4-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/22/2004

SERVICE# 2 - OF - 22 SERVICES
DOCKET # 159ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
(MERS) AS NOMINEE FOR ST. FRANCISVILLE, LLC

DEFENDANT EDWARD F. MUSSER
LYNNE D. MUSSER

PERSON/CORP TO SERVED
LYNNE MUSSER
320 FIFTH ST.
BENTON

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Edward

RELATIONSHIP Husband IDENTIFICATION _____

DATE 10-4-07 TIME 1130 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

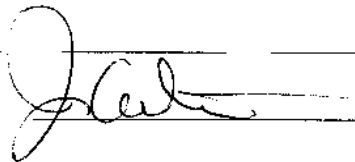
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 11-4-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/22/2004

SERVICE# 15 - OF - 22 SERVICES
DOCKET # 159ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
(MERS) AS NOMINEE FOR ST. FRANCISVILLE, LLC

DEFENDANT EDWARD F. MUSSER
LYNNE D. MUSSER

PERSON/CORP TO SERVED
CAROLYN REMLEY-TAX COLLECTOR
PO BOX 270
BENTON

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON CAROLYN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10-4-4 TIME 1135 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) _____

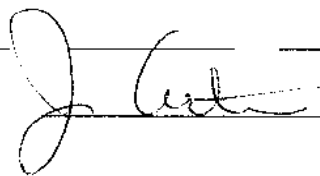
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 10-4-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/22/2004

SERVICE# 4 - OF - 22 SERVICES
DOCKET # 159ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
(MERS) AS NOMINEE FOR ST. FRANCISVILLE, LLC

DEFENDANT EDWARD F. MUSSER
LYNNE D. MUSSER

PERSON/CORP TO SERVED
PPL UTILITIES
4001 SAWMILL ROAD
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DARRYL ZDANAVAGE

RELATIONSHIP OPERATIONS SUPV. IDENTIFICATION _____

DATE 09-27-04 TIME 0556 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

Alan Hill

DATE 09-27-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/22/2004

SERVICE# 7 - OF - 22 SERVICES
DOCKET # 159ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
(MERS) AS NOMINEE FOR ST. FRANCISVILLE, LLC

DEFENDANT EDWARD F. MUSSER
LYNNE D. MUSSER

PERSON/CORP TO SERVED
CITIFINANCIAL
PO BOX 318 <i>OBR</i>
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Koni Reitenbach *Lori Reitenbach*

RELATIONSHIP *SR. Cust SERV.* IDENTIFICATION _____

DATE *09-27-04* TIME *1025* 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

09-23-04

1610

D. ANGLE

*4/c CCSD, AS
TO RECORD*

DEPUTY

Pat. Hill

DATE

09-27-04

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 24-SEP-04

~~FEES: \$5.00~~

CERT. NO: 84

MUSSER EDWARD F & LYNNE D
P O BOX 409
BENTON PA 17814

DISTRICT: BENTON BORO
DEED 0412-1018
LOCATION:
PARCEL: 02 -01 -004-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2000	PRIM	609.82	0.00		0.00	609.82
2001	PRIM	1,578.00	0.00		0.00	1,578.00
2002	PRIM	1,657.42	0.00		0.00	1,657.42
2003	PRIM	1,828.83	37.22		0.00	1,866.05
TOTAL DUE :						\$5,711.29

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: December ,2004

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2003

REQUESTED BY:

Sheriff Timothy Chamberlain
J.B.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/22/2004

SERVICE# 19 - OF - 22 SERVICES
DOCKET # 159ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
(MERS) AS NOMINEE FOR ST. FRANCISVILLE, LLC

DEFENDANT EDWARD F. MUSSER
LYNNE D. MUSSER

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Lianne Becker

RELATIONSHIP _____ IDENTIFICATION _____

DATE 09.24.04 TIME 6:10 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

Phil [Signature]

DATE

09.24.04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/22/2004

SERVICE# 16 - OF - 22 SERVICES
DOCKET # 159ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
(MERS) AS NOMINEE FOR ST. FRANCISVILLE, LLC

DEFENDANT EDWARD F. MUSSER
LYNNE D. MUSSER

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Asst. Gen. Cust Srs

RELATIONSHIP _____ IDENTIFICATION _____

DATE 09.23.04 TIME 6:15 PM 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

R. D. M. DATE 09.23.04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/22/2004

SERVICE# 5 - OF - 22 SERVICES
DOCKET # 159ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
(MERS) AS NOMINEE FOR ST. FRANCISVILLE, LLC

DEFENDANT EDWARD F. MUSSER
LYNNE D. MUSSER

PERSON/CORP TO SERVED
KREISHER AND GREGOROWICZ
401 MARKET ST.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Cary A. Stewart

RELATIONSHIP Legal Secretary IDENTIFICATION _____

DATE 09.23.04 TIME 1600 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

P. M. 2004

DATE

09.23.04

REAL ESTATE OUTLINE

ED # 159-04

DATE RECEIVED 9-22-04
DOCKET AND INDEX 9-23-04
SET FILE FOLDER UP 9-23-04

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# 40423

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

SALE DATE Dec. 8, 2004 TIME 1100
POSTING DATE Nov. 3, 04
ADV. DATES FOR NEWSPAPER
1ST WEEK Nov. 17
2ND WEEK 24
3RD WEEK Dec. 1, 2004

SHERIFF'S SALE

WEDNESDAY DECEMBER 8, 2004 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 159 OF 2004 ED AND CIVIL WRIT NO. 1081 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 THOSE TWO (2) tracts of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Tract 1: Beginning at a post in line of Reading Railroad right of way of corner of land now or formerly of Richard Renn, thence along right of way said Railroad South 80 degrees West 65 feet to a corner; thence by land now or formerly of Kenneth Kelsey North 60 Degrees 30 minutes West 11.6 Rods to line of land now or formerly of Paul Stevens; thence along land of said Stevens North 30 degrees East 55 feet to a post; thence along land of said Renn, South 60 Degrees East 11.6 Rods to the place of beginning.

Excepting and reserving from the above; beginning at a pin corner set in the Westwardly line 5th Street, formerly the right of way of the Reading Railroad Company, it also being the Northeast Corner of other lands now or formerly of Larry R. Houseweart and wife and North 60 degrees West 11.5 Rods to the Easterly Line of lands now or formerly of Paul Stevens; thence along the Easterly line of said Stevens North 30 degrees East 30 feet to a stake corner set in the Southerly line of other land now or formerly of Arden K. Diltz; thence running along the Southerly line of other land of said Diltz South 60 degrees East 11.9 Rods to the Westerly line of 5th Street aforesaid; thence along the Westerly line of said 5th Street South 30 degrees West 30 feet to a pin corner; the place of beginning. This being the premises conveyed by Arden K. Diltz to Larry R. Houseweart and Geneve R. Houseweart by Deed dated May 9, 1972 and recorded in Columbia County Deed Book 255, Page 61.

Tract 2: Beginning at a post at the intersection of the Lots No. 6 and 7 of the Ray McHenry Addition to the Borough of Benton and land now or formerly of Ray McHenry; thence along said boundary line South 60 degrees East 11.5 Rods to the line of the right of way of the Bloomsburg & Sullivan Railroad (now the Reading Railroad); thence along said right of way South 30 degrees West 2 Rods to a post and corner of lots No. 5 and 6 of the Ray McHenry Addition; thence along Lot No. 5 North 60 Degrees West 11.5 Rods to a post and corner of lands now or late of Ernest Hatman and Ray McHenry; thence along said land of McHenry North 30 Degrees East 2 Rods to the place of beginning, it being Lot No. 5 of the Ray McHenry addition, containing 34.3 perches, be the same, more or less.

Being the same premises which William A. Stauffer and Sally H. Stauffer Husband and wife, by Deed dated May 21, 1980 and recorded in Columbia County Deed Book Volume 297, Page 651, granted and conveyed unto Dean E. Steele and Mary K. Steele, Husband and wife, grantors herein, as described in deed book 412, Page 1015, recorded

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
Barbara A. Fein
425 Commerce Drive
Fort Washington, PA 19034

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

SHERIFF'S SALE

WEDNESDAY DECEMBER 8, 2004 AT 11:00 AM

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Plaintiff's Attorney
Barbara A. Fein
425 Commerce Drive
Fort Washington, PA 19034

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

SHERIFF'S SALE

WEDNESDAY DECEMBER 8, 2004 AT 11:00 AM

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Plaintiff's Attorney
Barbara A. Fein
425 Commerce Drive
Fort Washington, PA 19034

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

THE LAW OFFICES OF
BARBARA A. FEIN, P.C.

NEW JERSEY OFFICE
20000 Horizon Way, Suite 900
Mount Laurel, New Jersey 08054-4318

(609) 667-6440

Barbara A. Fein, Esquire
Kristen D. Little, Esquire

*Member of Pennsylvania
and New Jersey Bars*

Suite 100
425 Commerce Drive
Fort Washington, PA 19034

(215) 653-7450

FAX: (215) 653-7454

PITTSBURGH OFFICE
110 Atwood Street
PMB # 680
Pittsburgh, PA 15213

(724) 361-8286

File No. 02-8233

September 17, 2004

Columbia County Sheriff's Department
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

RE: Mortgage Electronic Registration Systems (MERS), as Nominee for St. Francisville, LLC v.
Edward F. Musser and Lynne D. Musser
Columbia County Court of Common Pleas No. 1081-CV-2002

Dear Sir:

We would like to schedule the subject real property for Columbia County Sheriff's Sale.

We have asked the Columbia County Prothonotary to issue the Writ of Execution and forward to your office together with this package.

We are enclosing a check in the amount of \$1,350.00 to cover the deposit costs along with the following necessary documents:

- Original Writ of Execution plus 2 extra copies;
- Notices of Sheriff's Sale (one for each Defendant and 3 extra);
- Instructions on service and posting;
- An original Affidavit pursuant to Rule 3129.1;
- An Affidavit of Non-Military Service;
- Waiver of Watchman;
- Certification of Addresses;
- Five (5) copies of the legal description.

Thank you for your anticipated assistance in this matter.

Sincerely,

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: Barbara A. Fein
Barbara A. Fein, Esquire

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

COPY

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS (MERS) AS
NOMINEE FOR ST. FRANCISVILLE, LLC,
Plaintiff,

v.

EDWARD F. MUSSER and
LYNNE D. MUSSER,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 1081-CV-2002

2004-ED-159

Commonwealth of Pennsylvania
County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

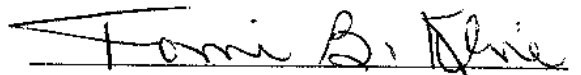
Real property situated at: 320 Fifth Street, within
the Borough of Benton, Columbia County,
Tax Parcel Identification Number: 02-01-04
Current title holders: Edward F. Musser and Lynne D. Musser

AMOUNT DUE \$ 107,969.50

INTEREST FROM October 29, 2002 \$ _____

TOTAL \$ _____

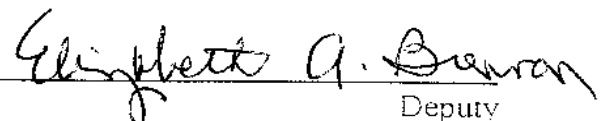
Plus costs as endorsed.


Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania

Dated:

9/22/2004

BY:


Deputy

(SEAL)

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

COPY

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS (MERS) AS
NOMINEE FOR ST. FRANCISVILLE, LLC,
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COURT OF COMMON PLEAS
COLUMBIA COUNTY

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Commonwealth of Pennsylvania
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AMOUNT DUE \$ 107,969.50

INTEREST FROM October 29, 2002 \$ _____

TOTAL \$ _____

Plus costs as endorsed.

Thomas B. Kline

Prothonotary, Common Pleas Court of
Columbia County, Pennsylvania

Dated: 9/22/2004

BY: Gilbert A. Burren
Deputy

(SEAL)

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen D. Little, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS (MERS) AS
NOMINEE FOR ST. FRANCISVILLE, LLC,
Plaintiff,

v.

EDWARD F. MUSSER and
LYNNE D. MUSSER,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 1081-CV-2002

2004-ED-159

AFFIDAVIT UNDER PA. RCP RULE 3129

Mortgage Electronic Registration Systems (MERS), as Nominee for St. Francisville, LLC, Plaintiff in the above captioned mortgage foreclosure action, sets forth as of the date the praecipe for the Writ of Execution was filed, the following information concerning the real property located at 320 Fifth Street, within the Borough of Benton, Columbia County, PA, was true and correct to the best of its knowledge, information and belief.

1. Name and address of each Owner and/or Reputed Owner:

Edward F. Musser
320 Fifth Street
Benton, PA 17814

Lynne D. Musser
320 Fifth Street
Benton, PA 17814

2. Name and address of each Defendant named in the judgment:

Edward F. Musser
320 Fifth Street
Benton, PA 17814

Lynne D. Musser
320 Fifth Street
Benton, PA 17814

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

Benton Municipal Water & Sewer Authority
PO Box P
Benton, PA 17814

PPL Utilities
4001 Sawmill Road
Bloomsburg, PA 17815

Carolyn Remley- Tax Collector
Po Box 270
Benton, PA 17814

Columbia County Tax Claim Bureau
35 W. Main Street
Bloomsburg, PA 17815

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

Mortgage Electronic Registration Systems (MERS), as Nominee for St. Francisville, LLC,
51 Veronica Avenue, Somerset, NJ 08873

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

None

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

None

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

Kreisher and Gregorowicz
401 Market Street
Bloomsburg, PA 17815

Capital One
Po Box 85147
Richmond, VA 23276

Citifinancial
Po Box 318
Bloomsburg, PA 17815

Citifinancial
Investment Recovery
P.O. Box 913
Owings Mills, MD 21117

Columbia County Tax Claim Bureau
c/o Dennis Long, Director
P.O. Box 380, Court House
Bloomsburg, PA 17815

Daniel J. Rheam, Esq.
533 N. Derr Drive
Lewisburg, PA 17837

Sears
45 Congress Street
Attn: Bankruptcy Dept.
Salem, MA 01970

Sears, Roebuck and Co.
P.O. Box 3671
Des Moines, IA 50322
St. Francisville, LLC
P.O. Box 380
Bloomsburg, PA 17815

Tenant/Occupant
320 Fifth Street
Benton, PA 17814-0409

Columbia County Domestic Relations
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Department of Public Welfare
P.O. Box 2675
Harrisburg, PA 17105

Commonwealth of Pennsylvania
Department of Revenue
Inheritance Tax Division
Bureau of Compliance
ATTN: Jeff Griffin, Esquire
Department #280946
Harrisburg, PA 17128

The Internal Revenue Service
Special Procedures Branch
Federated Investors Tower
Thirteenth FL., Suite 1300
1001 Liberty Ave.
Pittsburgh, PA 15222

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

Date: September 17, 2004

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: Barbara A. Fein
Barbara A. Fein, Esquire
Attorney for Plaintiff

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen D. Little, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff



MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS (MERS) AS
NOMINEE FOR ST. FRANCISVILLE, LLC,
Plaintiff,

v.

EDWARD F. MUSSER and
LYNNE D. MUSSER,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 1081-CV-2002

2004-ED-159

AFFIDAVIT UNDER PA. RCP RULE 3129

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1. Name and address of each Owner and/or Reputed Owner:

Edward F. Musser
320 Fifth Street
Benton, PA 17814

Lynne D. Musser
320 Fifth Street
Benton, PA 17814

2. Name and address of each Defendant named in the judgment:

Edward F. Musser
320 Fifth Street
Benton, PA 17814

Lynne D. Musser
320 Fifth Street
Benton, PA 17814

THE LAW OFFICES OF
BARBARA A. FEIN, P.C.

NEW JERSEY OFFICE
20000 Horizon Way, Suite 900
Mount Laurel, New Jersey 08054-4318

(856) 667-6440

Barbara A. Fein, Esquire
Kristen D. Little, Esquire

*Member of Pennsylvania
and New Jersey Bars*

Suite 100
425 Commerce Drive
Fort Washington, PA 19034

(215) 653-7450

FAX: (215) 653-7454

PITTSBURGH OFFICE
110 Atwood Street
PMB # 680
Pittsburgh, PA 15213

(412) 361-8286
File No. 02-8233

September 17, 2004

Columbia County Prothonotary's Office
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

RE: Mortgage Electronic Registration Systems (MERS), as Nominee for St. Francisville, LLC v.
Edward F. Musser and Lynne D. Musser
Columbia County Court of Common Pleas No. 1081-CV-2002

Dear Sir/Madam:

Enclosed please find a Praeipce to Issue a Writ of Execution on the judgment entered in the above referenced matter. We are enclosing a check made payable for \$23.00 to cover the costs of issuing the Writ. Kindly return a time-stamped copy of the Praeipce and the Writ to our office in the self-addressed, stamped envelope provided for your convenience.

Kindly forward the issued Writ and enclosed Sale Package to the Sheriff's Office.

Thank you for your anticipated assistance in this matter.

Sincerely,

THE LAW OFFICES OF BARBARA A. FEIN, PC.

BY: Barbara A. Fein
Barbara A. Fein, Esquire

02-8233-0010

BARBARA A. FEIN
ATTORNEY-AT-LAW

Suite 100
425 Commerce Drive
Fort Washington, PA 19034

(215) 653-7450

FAX (215) 653-7454

TO: Carmen Johnson, Paralegal to
Barbara A. Fein, Esq.

FROM: The Columbia County Sheriff's Office
Real Estate Deputy / Sheriff's Sales

DATE: September 20, 2004

RE: Mortgage Electronic Registration Systems (MERS), as Nominee for St. Francisville,
LLC v. Edward F. Musser and Lynne D. Musser
Columbia County Court of Common Pleas No. 1081-CV-2002
Your File No. 02-8233

MEMORANDUM

PLEASE BE ADVISED THAT THE SHERIFF'S SALE FOR THE ABOVE REFERENCED
MATTER HAS BEEN SCHEDULED FOR:

Wednesday, _____, 20____

AT _____.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

ATTORNEY-AT-LAW

425 Commerce Drive, Suite 100

Fort Washington, PA 19034

(215) 653-7450

FAX (215) 653-7454

TO: Columbia County Sheriff's Department

FROM: Carmen Johnson, Paralegal to Barbara A. Fein, Esquire
Ext. 101

DATE: September 20, 2004

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS (MERS) AS NOMINEE
FOR ST. FRANCISVILLE, LLC v. Edward F. Musser and Lynne D. Musser
Bradford County Court of Common Pleas Docket No. 1081-CV-2002
Mortgaged Premises: 320 Fifth Street, within the Borough of Benton, PA 17814-0409

MEMORANDUM

Our Law Firm represents the Plaintiff in the above entitled matter. On our client's behalf, we have scheduled a Sheriff's Sale of the Mortgaged Premises.

In accordance with Pennsylvania statutes, kindly effectuate personal service of the Notice of Sheriff's Sale and Writ of Execution upon the parties specified below (i.e., upon the persons named or adults in charge of residence):

Edward F. Musser
320 Fifth Street, Benton, PA 17814

Lynne D. Musser
320 Fifth Street, Benton, PA 17814

Handbill (Posted)
320 Fifth Street, Benton, PA 17814-0409

Please also advertise the Sheriff's Sale

I am also enclosing a self-addressed, stamped envelope which will facilitate your return of proofs of service. Thank you for your anticipated assistance. Please feel free to contact me if you have any questions regarding this matter.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen D. Little, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

File No. 02-8233

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS (MERS) AS
NOMINEE FOR ST. FRANCISVILLE, LLC,
Plaintiff,

v.

EDWARD F. MUSSER and
LYNNE D. MUSSER,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 1081-CV-2002

2004-ED-159

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Edward F. Musser
320 Fifth Street
Benton, PA 17814

Lynne D. Musser
320 Fifth Street
Benton, PA 17814

Your house at 320 Fifth Street, the Borough of Benton, Columbia County, is scheduled to be sold on _____ by the Columbia County Sheriff's Department at _____ O'clock in the Columbia County Courthouse, P. O. Box 380, Bloomsburg, PA 17815 to enforce the Court judgment of \$107,969.50 obtained by Plaintiff Mortgage Electronic Registration Systems (MERS), as Nominee for St. Francisville, LLC against you.

NOTICE OF OWNERS' RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. This sale will be canceled if you pay to Plaintiff Mortgagee the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call Jessica McVittie at (215) 653-7450.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the Judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice 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 Jessica McVittie at (215) 653-7450, or by calling the Columbia County Sheriff's Department at (570) 389-5624.
2. You may be able to petition the Court to set aside the sale if the sale 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 bid in the sale. To find out if this has happened, you may call Jessica McVittie at (215) 653-7450 or by calling the Columbia County Sheriff's Department at (570) 389-5624.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale had never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Columbia County Sheriff on or about thirty (30) days. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the distribution date.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Pennsylvania Lawyer Referral Service
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

ALL THOSE TWO (2) tracts of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Tract 1: Beginning at a post in line of Reading Railroad right of way of corner of land now or formerly of Richard Renn, thence along right of way said Railroad South 80 degrees West 65 feet to a corner; thence by land now or formerly of Kenneth Kelsey North 60 Degrees 30 minutes West 11.6 Rods to line of land now or formerly of Paul Stevens; thence along land of said Stevens North 30 degrees East 55 feet to a post; thence along land of said Renn, South 60 Degrees East 11.6 Rods to the place of beginning.

Excepting and reserving from the above; beginning at a pin corner set in the Westwardly line 5th Street, formerly the right of way of the Reading Railroad Company, it also being the Northeast Corner of other lands now or formerly of Larry R. Houseweart and wife and North 60 degrees West 11.5 Rods to the Easterly Line of lands now or formerly of Paul Stevens; thence along the Easterly line of said Stevens North 30 degrees East 30 feet to a stake corner set in the Southerly line of other land now or formerly of Arden K. Diltz; thence running along the Southerly line of other land of said Diltz South 60 degrees East 11.9 Rods to the Westerly line of 5th Street aforesaid; thence along the Westerly line of said 5th Street South 30 degrees West 30 feet to a pin corner; the place of beginning. This being the premises conveyed by Arden K. Diltz to Larry R. Houseweart and Geneve R. Houseweart by Deed dated May 9, 1972 and recorded in Columbia County Deed Book 255, Page 61.

Tract 2: Beginning at a post at the intersection of the Lots No. 6 and 7 of the Ray McHenry Addition to the Borough of Benton and land now or formerly of Ray McHenry; thence along said boundary line South 60 degrees East 11.5 Rods to the line of the right of way of the Bloomsburg & Sullivan Railroad (now the Reading Railroad); thence along said right of way South 30 degrees West 2 Rods to a post and corner of lots No. 5 and 6 of the Ray McHenry Addition; thence along Lot No. 5 North 60 Degrees West 11.5 Rods to a post and corner of lands now or late of Ernest Hatman and Ray McHenry; thence along said land of McHenry North 30 Degrees East 2 Rods to the place of beginning, it being Lot No. 5 of the Ray McHenry addition, containing 34.3 perches, be the same, more or less.

Being the same premises which William A. Stauffer and Sally H. Stauffer Husband and wife, by Deed dated May 21, 1980 and recorded in Columbia County Deed Book Volume 297, Page 651, granted and conveyed unto Dean E. Steele and Mary K. Steele, Husband and wife, grantors herein, as described in deed book 412, Page 1015, recorded

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen D. Little, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS (MERS) AS
NOMINEE FOR ST. FRANCISVILLE, LLC,
Plaintiff,

v.

EDWARD F. MUSSER and
LYNNE D. MUSSER,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 1081-CV-2002

2004-ED-159

AFFIDAVIT UNDER PA. RCP RULE 3129

Mortgage Electronic Registration Systems (MERS), as Nominee for St. Francisville, LLC, Plaintiff in the above captioned mortgage foreclosure action, sets forth as of the date the praecipe for the Writ of Execution was filed, the following information concerning the real property located at 320 Fifth Street, within the Borough of Benton, Columbia County, PA, was true and correct to the best of its knowledge, information and belief.

1. Name and address of each Owner and/or Reputed Owner:

Edward F. Musser
320 Fifth Street
Benton, PA 17814

Lynne D. Musser
320 Fifth Street
Benton, PA 17814

2. Name and address of each Defendant named in the judgment:

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320 Fifth Street
Benton, PA 17814

Lynne D. Musser
320 Fifth Street
Benton, PA 17814

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PO Box P
Benton, PA 17814

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4001 Sawmill Road
Bloomsburg, PA 17815

Carolyn Remley- Tax Collector
Po Box 270
Benton, PA 17814

Columbia County Tax Claim Bureau
35 W. Main Street
Bloomsburg, PA 17815

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

Mortgage Electronic Registration Systems (MERS), as Nominee for St. Francisville, LLC,
51 Veronica Avenue, Somerset, NJ 08873

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

None

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

None

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

Kreisher and Gregorowicz
401 Market Street
Bloomsburg, PA 17815

Capital One
Po Box 85147
Richmond, VA 23276

Citifinancial
Po Box 318
Bloomsburg, PA 17815

Citifinancial
Investment Recovery
P.O. Box 913
Owings Mills, MD 21117

Columbia County Tax Claim Bureau
c/o Dennis Long, Director
P.O. Box 380, Court House
Bloomsburg, PA 17815

Daniel J. Rheam, Esq.
533 N. Derr Drive
Lewisburg, PA 17837

Sears
45 Congress Street
Attn: Bankruptcy Dept.
Salem, MA 01970

Sears, Roebuck and Co.
P.O. Box 3671
Des Moines, IA 50322
St. Francisville, LLC
P.O. Box 380
Bloomsburg, PA 17815

Tenant/Occupant
320 Fifth Street
Benton, PA 17814-0409

Columbia County Domestic Relations
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Department of Public Welfare
P.O. Box 2675
Harrisburg, PA 17105

Commonwealth of Pennsylvania
Department of Revenue
Inheritance Tax Division
Bureau of Compliance
ATTN: Jeff Griffin, Esquire
Department #280946
Harrisburg, PA 17128

The Internal Revenue Service
Special Procedures Branch
Federated Investors Tower
Thirteenth Fl., Suite 1300
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Pittsburgh, PA 15222

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

Date: September 17, 2004

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: Barbara A. Fein
Barbara A. Fein, Esquire
Attorney for Plaintiff

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen D. Little, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS (MERS) AS
NOMINEE FOR ST. FRANCISVILLE, LLC,
Plaintiff,

v.

EDWARD F. MUSSER and
LYNNE D. MUSSER,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 1081-CV-2002

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA :
: S.S.:
COUNTY OF MONTGOMERY :

THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein named and that the above named Defendants are not in the Military or Naval Service of the United States of America or its Allies as defined under the Soldiers and Sailors Civil Relief Act of 1940, as amended, and that the age and last known residence and employment of each Defendant are as follows:

Defendant : Edward F. Musser
Age : Over 18
Residence : 320 Fifth Street, Benton, PA 17814
Employment : Unknown

Defendant : Lynne D. Musser
Age : Over 18
Residence : 320 Fifth Street, Benton, PA 17814
Employment : Unknown

Sworn to and subscribed
before me this 20th
day of September, 2004.

Notary Public

Barbara A. Fein
Barbara A. Fein, Esquire

Attorney for Plaintiff

JOAN BERNSTEIN, Notary Public
Upper Dublin Twp. Montgomery County
My Commission Expires December 26, 2005

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen D. Little, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS (MERS) AS
NOMINEE FOR ST. FRANCISVILLE, LLC,
Plaintiff,

v.

EDWARD F. MUSSER and
LYNNE D. MUSSER,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 1081-CV-2002

2004-ED-159

WAIVER OF WATCHMAN

I, Barbara A. Fein, Esquire, Attorney for Plaintiff Mortgage Electronic Registration Systems (MERS), as Nominee for St. Francisville, LLC, hereby certify on behalf of the Plaintiff that it waives any liability or responsibility as against the Sheriff of Columbia County, his deputies or agents, whomsoever, who levy against the subject property of this action, and further certifies that the Plaintiff acknowledges and understands that the Sheriff or Deputy is not liable in any way for protecting the property before the Sheriff's Sale.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: *Barbara A. Fein*
Barbara A. Fein, Esquire
Attorney for Plaintiff

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen D. Little, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS (MERS) AS
NOMINEE FOR ST. FRANCISVILLE, LLC,
Plaintiff,

v.

EDWARD F. MUSSER and
LYNNE D. MUSSER,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 1081-CV-2002

2004-ED-159

CERTIFICATION OF ADDRESS

I, Barbara A. Fein, Esquire, Attorney for Plaintiff, Mortgage Electronic Registration Systems (MERS), as Nominee for St. Francisville, LLC, hereby certify that the Plaintiff's correct address is 51 Veronica Avenue, Somerset, NJ 08873, and the last known address of each Defendant is as below.

Edward F. Musser
320 Fifth Street
Benton, PA 17814

Lynne D. Musser
320 Fifth Street
Benton, PA 17814

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: *Barbara A. Fein*
Barbara A. Fein, Esquire
Attorney for Plaintiff

CERTIFICATE TO SHERIFF
(Please check appropriate square in each section)

SHERIFF'S OFFICE
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS (MERS) AS
NOMINEE FOR ST. FRANCISVILLE, LLC
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 1081-CV-2002

v.

EDWARD F. MUSSER and
LYNNE D. MUSSER
Defendants.

CERTIFICATION PURSUANT TO PA RCP RULE 3123(a)

I HEREBY CERTIFY THAT:

1. The judgment entered in the above matter is based on a mortgage foreclosure action.
2. The Defendant(s) own the property being exposed to sale as:
☐ An Individual
☒ Tenants by the entireties
☐ Joint tenants with rights of survivorship
☐ A Partnership
☐ Tenants in Common
☐ A corporation
3. The Defendant(s) is (are):
☒ Resident in the Commonwealth of Pennsylvania
☐ Not resident in the Commonwealth of Pennsylvania
☐ If more than one Defendant and either A or B above not applicable, state which Defendants are residents of the Commonwealth of Pennsylvania.
Residents: _____

Dated: September 17, 2004

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: Barbara A. Fein
Barbara A. Fein, Esquire
Attorney for Plaintiff
Attorney I.D. No. 53002

THE LAW OFFICES OF BARBARA A. FEIN, P.C.
Barbara A. Fein, Esquire / I.D. No. 53002
Kristen D. Little, Esquire / I.D. No. 79992
Suite 100, 425 Commerce Drive
Fort Washington, PA 19034
(215) 653-7450
Attorney for Plaintiff

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS (MERS) AS
NOMINEE FOR ST. FRANCISVILLE, LLC,
Plaintiff,

v.

EDWARD F. MUSSER and
LYNNE D. MUSSER,
Defendants.

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO. 1081-CV-2002

2004-ED-159

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the attorney of record for the Plaintiff Mortgage Electronic Registration Systems (MERS), as Nominee for St. Francisville, LLC in this action against real property and I further certify that this property is:

- ☐ FHA -- Tenant Occupied or Vacant
☒ That the Plaintiff has complied in all respects with Section 403 of the HOMEOWNERS' EMERGENCY MORTGAGE ASSISTANCE ACT OF 1983 which may include but is not limited to:
- (a) Service of notice on Defendant
 - (b) Expiration of thirty days since the service of the Notice
 - (c) Defendant's failure to request or to appear at a face-to-face meeting with the Mortgagee or with a Consumer Credit Counseling Agency
 - (d) Defendant's failure to file an application for financial assistance with the Pennsylvania Housing Finance Agency.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statements given herein.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY: *Barbara A. Fein*
Barbara A. Fein, Esquire
Attorney for Plaintiff

ALL THOSE TWO (2) tracts of land situate in the Borough of Benton, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

Tract 1: Beginning at a post in line of Reading Railroad right of way of corner of land now or formerly of Richard Renn, thence along right of way said Railroad South 80 degrees West 65 feet to a corner; thence by land now or formerly of Kenneth Kelsey North 60 Degrees 30 minutes West 11.6 Rods to line of land now or formerly of Paul Stevens; thence along land of said Stevens North 30 degrees East 55 feet to a post; thence along land of said Renn, South 60 Degrees East 11.6 Rods to the place of beginning.

Excepting and reserving from the above; beginning at a pin corner set in the Westwardly line 5th Street, formerly the right of way of the Reading Railroad Company, it also being the Northeast Corner of other lands now or formerly of Larry R. Houseweart and wife and North 60 degrees West 11.5 Rods to the Easterly Line of lands now or formerly of Paul Stevens; thence along the Easterly line of said Stevens North 30 degrees East 30 feet to a stake corner set in the Southerly line of other land now or formerly of Arden K. Diltz; thence running along the Southerly line of other land of said Diltz South 60 degrees East 11.9 Rods to the Westerly line of 5th Street aforesaid; thence along the Westerly line of said 5th Street South 30 degrees West 30 feet to a pin corner; the place of beginning. This being the premises conveyed by Arden K. Diltz to Larry R. Houseweart and Geneve R. Houseweart by Deed dated May 9, 1972 and recorded in Columbia County Deed Book 255, Page 61.

Tract 2: Beginning at a post at the intersection of the Lots No. 6 and 7 of the Ray McHenry Addition to the Borough of Benton and land now or formerly of Ray McHenry ; thence along said boundary line South 60 degrees East 11.5 Rods to the line of the right of way of the Bloomsburg & Sullivan Railroad (now the Reading Railroad); thence along said right of way South 30 degrees West 2 Rods to a post and corner of lots No. 5 and 6 of the Ray McHenry Addition; thence along Lot No. 5 North 60 Degrees West 11.5 Rods to a post and corner of lands now or late of Ernest Hatman and Ray McHenry; thence along said land of McHenry North 30 Degrees East 2 Rods to the place of beginning, it being Lot No. 5 of the Ray McHenry addition, containing 34.3 perches, be the same, more or less.

Being the same premises which William A. Stauffer and Sally H. Stauffer Husband and wife, by Deed dated May 21, 1980 and recorded in Columbia County Deed Book Volume 297, Page 651, granted and conveyed unto Dean E. Steele and Mary K. Steele, Husband and wife, grantors herein, as described in deed book 412, Page 1015, recorded

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BEING THE SAME PREMISES conveyed by Dean E. Steele and Mary K. Steele, to Edward F. Musser and Lynne D. Musser, by Deed dated 8/16/00 and recorded on 1/4/02 in the Columbia County Recorder of Deeds Office at Instrument No. 200200153.

A Residential Dwelling

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THE LAW OFFICES OF BARBARA A. FEIN, P.C.
 425 COMMERCE DR., SUITE 100
 FORT WASHINGTON, PA 19034-2407
 (215) 653-7450

PAY
 AMOUNT
 OF

the Howard three hundred fifty and 00/100

EXPLANATION	AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER	DOLLARS
9.20.04	Columbia County Shofy Dept	Musser on 8233 rd Ave	40423	

CHECK
 AMOUNT
 \$ 1,350.00



CITIZENS BANK
 Pennsylvania
 VOID AFTER 120 DAYS
Julie Q. Beck

⑈0040423⑈ ⑆036076150⑆ 6101516736⑈

