

SHERIFF'S SALE COST SHEET

NO. ME25 ED NO. 187-04 VS. Dave & Gail Deuter JD DATE/TIME OF SALE 1-26-05 1130

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>399.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>714.16</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>939.16</u>	

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>- 0 -</u>	

TOTAL COSTS (OPENING BID) \$ 1515.16

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

MERS VS Dave & Gail Deater

NO. 187-04 ED NO. 1039-04 JD

DATE/TIME OF SALE: 1-26-05 1130

BID PRICE (INCLUDES COST) \$ 1515.16

POUNDAGE - 2% OF BID \$ 30.30

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1545.46

PURCHASER(S): Robert L. Kautzer on behalf of TT

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 1545.46

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 195.46

CHECK DATE CHECK NO.
02/11/2005 400011

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

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
408741

DATE	AMOUNT
02/11/2005	*****195.46

Void after 90 days

Pay ONE HUNDRED NINETY FIVE AND 46/100 DOLLARS

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

Francis S. Hellmuth

11 40651111 12036001808136 150866 611

Federman and Phelan is now
PHELAN HALLINAN & SCHMIEG

1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Fax: 215-563-8656
mark.sweeney@fedphe.com

Mark Sweeney
Legal Assistant, ext. 1385

Representing Lenders in
Pennsylvania and New Jersey

February 11, 2005

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

Re: DEATER, Dave E & Gail M
157 Picnic Grove Road
Catawissa, PA 17820
No. 2004-CV-1039

Dear Sir or Madam:

With reference to the above captioned property, there is an unpaid balance to your office in the amount of \$195.46. Enclosed you will find a check made out to your office in this amount to cover the unpaid balance.

Enclosed you will also find two self addressed stamped envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,


Mark Sweeney

Enclosure

cc: GMAC Mortgage Corporation Account No. 0600451576

SHERIFF'S SALE COST SHEET

NO. ME125 ED NO. 1039-04 VS. Dave & Gail Deuter JD DATE/TIME OF SALE 1-26-05 1130

DOCKET RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>32.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>12.00</u>	
TOTAL *****		\$ <u>399.50</u>

40749

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>74.16</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>939.16</u>

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>- 0 -</u>

TOTAL COSTS (OPENING BID) \$ 1515.16

50749

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

MERS VS Dave + Gail Deater

NO. 187-04 ED NO. 1039-04 JD

DATE/TIME OF SALE: 1-26-05 11:00

BID PRICE (INCLUDES COST) \$ 1515.16

POUNDAGE - 2% OF BID \$ 30.30

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1545.46

PURCHASER(S): Art R. Murphy on behalf of TT

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 1545.46

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 195.46

Federman and Phelan is now
PHELAN HALLINAN & SCHMIEG, LLP

1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Fax: 215-563-8656
mark.sweeney@fedphe.com

Mark Sweeney
Legal Assistant, ext. 1385

Representing Lenders in
Pennsylvania and New Jersey

February 1, 2005

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

Re: Dave E. Deater & Gail M. Deater A/K/ A Gail M. Allen
157 Picnic Grove Road
Catawissa, PA 17820
No. 2004-CV-1039

Dear Sir or Madam:

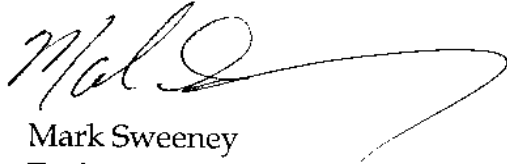
With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to Federal National Mortgage Association, 1900 Market Street, Suite 800, Philadelphia, PA, 19103.

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

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

Thank you in advance for your cooperation in this matter.

Yours truly,



Mark Sweeney
Enclosure

cc: GMAC Mortgage Corporation

Account No. 0600451576

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
Zip Code Zip Code
Page Number

Date Recorded

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

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

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

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)
Harry A. Roadarmel, Jr. - Sheriff
Columbia County Courthouse

Grantee(s)/Lessee(s)
FEDERAL NATIONAL MORTGAGE ASSOCIATION

Street Address
P.O. Box 380, 35 W. Main Street

Street Address
1900 Market Street, Suite 800

City: Bloomsburg State: PA Zip Code: 17815

City: Philadelphia State: PA Zip Code: 19103

C PROPERTY LOCATION

Street Address
157 Picnic Grove Road, Catawissa, PA 17820

City, Township, Borough
Township of Locust

County: Columbia School District: Township of Locust

Tax Parcel Number
20-03-026-03

D VALUATION DATA

1. Actual Cash Consideration
\$1,545.46

2. Other Consideration
+ -0-

3. Total Consideration
= \$1,545.46

4. County Assessed Value
\$29,220.00

5. Common Level Ratio Factor
x 3.05

6. Fair Market Value
= \$89,121.00

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

(Name of Decedant)

(Estate File Number)

☐ Transfer to Industrial Development Agency.

☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)

☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument Number 200211729.

☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy 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
Daniel G. Schmieg, ESQUIRE

Date: 2/1/05

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

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

Zip Code Zip Code

Page Number

Date Recorded

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

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

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

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Harry A. Roadarmel, Jr. - Sheriff
Columbia County Courthouse

Grantee(s)/Lessee(s)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Street Address

P.O. Box 380, 35 W. Main Street

Street Address

1900 Market Street, Suite 800

City: Bloomsburg State: PA Zip Code: 17815

City: Philadelphia State: PA Zip Code: 19103

C PROPERTY LOCATION

Street Address

157 Picnic Grove Road, Catawissa, PA 17820

City, Township, Borough

Township of Locust

County:
Columbia

School District:
Township of Locust

Tax Parcel Number:
20-03-026-03

D VALUATION DATA

1. Actual Cash Consideration
\$1,545.46

2. Other Consideration
+ -0-

3. Total Consideration
= \$1,545.46

4. County Assessed Value
\$29,220.00

5. Common Level Ratio Factor
x 3.05

6. Fair Market Value
= \$89,121.00

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

(Name of Decedent)

(Estate File Number)

☐ Transfer to Industrial Development Agency.

☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)

☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument Number 200211729.

☐ Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy 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
Daniel G. Schmieg, ESQUIRE

Daniel G. Schmieg

Date: 2/1/05

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

CURRENT SHERIFF SALES

(www.sheriffocolumbiacounty.com)

JANUARY 26, 2005

9:00 A J THOR & PA TELA FLOREEN-63-65 E. 5TH ST. BLOOMSBURG-PARCEL #05E-03-131 no taxes due
 9:00 A J DAVID & E HILLY QUINN-385 HILLSIDE DRIVE BLOOMSBURG-PARCEL #22-01B-15
 9:30 A J DOROTHY L. REISCHER-202 E. 13TH ST. BERWICK-PARCEL #04A-03-097
 9:30 A J RANDY & LYNDA LONG-168 DRINKER ST. BLOOMSBURG-PARCEL #18-01A-017
 9:30 A J FRANK & J Y BEDOSKY-47 VILLAGE LN BERWICK-PARCEL #06-01-26-2 no taxes due
 9:30 A J JOHN & MICHELLE DENNIS-3 OLD MILL ROAD BEWICK-PARCEL #07-03B-031-02 no taxes due
 9:30 A J CHRISTOPHER WELSH & MICHELE HEIMBACH-318 MARTZ ST. BERWICK-PARCEL #04A-02-28
 10:00 J M VALERIE J OYLE-416 WEST FIRST ST. BLOOMSBURG-PARCEL #05W-04-021 no taxes due
 10:00 J M ROBERT A JEFFRI-422 LASALLE ST. BERWICK-PARCEL #04C-05-177
 10:30 J M DOROTHY WALTER-97 DRINKER ST. BLOOMSBURG-PARCEL #18-01A-062
 10:30 J M ROBERT & ALLISON COOK-215 CRANBERRY RUN ROAD BLOOMSBURG-PARCEL #01-16-0020 no taxes due
 11:00 J M ANGELO & KAREN DEMARCO-335 MARY ST. BERWICK-PARCEL #04A-01-067
 11:00 J M BRIAN & T MMY HUNTINGER-74 ENGLISH HILL RD BLOOMSBURG-PARCEL #26-06-00618 no taxes due
 11:30 J M DAVE & GAIL DEATIER-157 PICNIC GROVE RD CATAWISSA-PARCEL #20-03-026-03
 11:30 J M CARL & T MMY HOSTETTER-75-76 MIDDLE ST. LOCUSTDALE-PARCEL #14-01-52-5 2005 taxes due

14-GT-133-6 2005 taxes due

Filed 11/7/03 Chapter 1.
 Bankruptcy



Federman and Phelan is now

PHELAN HALLINAN & SCHMIEG, LLP
Suite 1400
1617 JFK Boulevard
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
Lisa.Steinman@fedphe.com

January 11, 2005

Office of the Sheriff
COLUMBIA County Courthouse
P.O. BOX 380
BLOOMSBURG, PA 17815

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
V. DAVE E. DEATER and GAIL M. DEATER A/K/A GAIL M. ALLEN
COLUMBIA COUNTY, NO. 2004-CV-1039

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

Enclosed please find the following:
XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,

LISA STEINMAN
for PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 1/26/05 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

) CIVIL ACTION

vs.

DAVE E. DEATER
GAIL M. DEATER A/K/A
GAIL M. ALLEN

) CIVIL DIVISION

) NO. 2004-CV-1039

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** hereby verify that on **11/23/04** true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: January 11, 2005



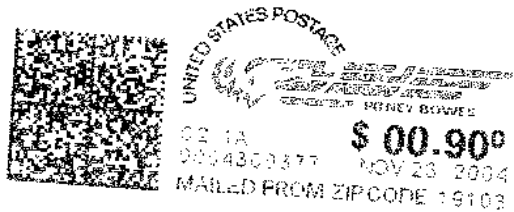
DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Name and Address of Sender

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



Line	Article Number	Name of Addressee, Street, and Post Office Address	Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)
1	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815			
2	*****	TENANT/OCCUPANT 157 PICNIC GROVE ROAD CATAWISSA, PA 17820			
3		COMMONWEALTH OF PA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105			
4					
5		TEAM 3			
6					
7					
8					
9					
10					
11					
12					
13					
14					
15		DEATER, DAVE E.			KIM/WJT
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		



STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly, 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 that day and on the attached notice January 5, 12, 19, 2005, as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

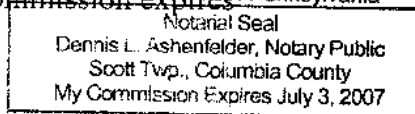
Paul R. Eyerly

Sworn and subscribed to before me this 20th day of January, 2005.

[Signature]

(Notary Public)

My commission expires ~~My commission expires~~ Commonwealth of Pennsylvania



Member, Pennsylvania Association Of Notaries

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

.....

187

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

Office of the Sheriff
COLUMBIA County Courthouse

Re: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. v.
DAVE E. DEATER and GAIL M. DEATER A/K/A GAIL M. ALLEN
No. 2004-CV-1039
Premises: 157 PICNIC GROVE ROAD, CATAWISSA, PA 17820

Dear Sir/madam,

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

Yours truly,

Wes Trunell

Wes Trunell
for Federman and Phelan, LLP

*****PROPERTY IS LISTED FOR THE 1/26/05 SHERIFF'S SALE.*****

AFFIDAVIT OF SERVICE

FTM

**Plaintiff: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.**

**COLUMBIA County
No 2004-CV-1039**

**Defendant(s): DAVE E. DEATER
GAIL M. DEATER A/K/A GAIL M. ALLEN**

**Type of Action
- Notice of Sheriff's Sale**

**Address: 418 EAST 11TH STREET
BERWICK, PA 18603**

Sale Date: 1/26/05

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

SERVED

Served and made known to GAIL M. DEATER, Defendant, on the 30TH day of NOV., 2004, at 12:50 o'clock P.m., at 418 E. 11TH ST., BERWICK, Commonwealth of PA., 18603, in the manner described below:

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

Description: Age 40 Height 5'-1" Weight 150 Race W Sex F Other _____

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

Sworn to and subscribed
before me this 2 day
of December, 2004

Notary: Wendy A. Frantz
WENDY A. FRANTZ, Notary Public
City of Wilkes-Barre, Luzerne County
My Commission Expires April 15, 2006

By: George Telnock

NOT SERVED

On the _____ day of _____, 200__, at _____ o'clock ____m., Defendant **NOT FOUND** because:

____ Moved ____ Unknown ____ No Answer ____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200__

Notary: _____ By: _____

Attorney for Plaintiff

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

AFFIDAVIT OF SERVICE

FTM

**Plaintiff: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.**

**COLUMBIA County
No 2004-CV-1039**

**Defendant(s): DAVE E. DEATER
GAIL M. DEATER A/K/A GAIL M. ALLEN**

**Type of Action
- Notice of Sheriff's Sale**

**Address: 418 EAST 11TH STREET
BERWICK, PA 18603**

Sale Date: 1/26/05

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

SERVED

Served and made known to GAIL M. DEATER, Defendant, on the 30TH day of Nov., 2004, at 12:50 o'clock P.m., at 418E-11TH ST, BERWICK Commonwealth of PA. 18603, in the manner described below:

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

Description: Age 40 Height 54" Weight 150 Race W Sex F Other _____

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

NOTARIAL SEAL

WENDY A. FRANTZ, Notary Public
City of Wilkes-Barre, Luzerne County
My Commission Expires April 15, 2006

Sworn to and subscribed
before me this 2 day
of December, 2004

Notary:

Wendy A. Frantz

By:

George Telnock

NOT SERVED

On the _____ day of _____, 200__, at _____ o'clock ____m., Defendant **NOT FOUND** because:

____ Moved ____ Unknown ____ No Answer ____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200__.

Notary:

By:

Attorney for Plaintiff

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

187
A. Signature ☒ Agent ☐ Addressee
B. Received by (Printed Name) M. Howard
C. Date of Delivery NOV 12 2004
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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 1160 0005 9398 9341
PS Form 3811, February 2004
Domestic Return Receipt

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

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 1160 0005 9398 9341
PS Form 3811, February 2004
Domestic Return Receipt

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

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

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

2. Article Number
(Transfer from service label) 7004 1160 0005 9398 9303
PS Form 3811, February 2004
Domestic Return Receipt

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

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

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

2. Article Number
(Transfer from service label) 7004 1160 0005 9398 9303
PS Form 3811, February 2004
Domestic Return Receipt

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

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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5625

24 HOUR PHONE
(570) 784-6300

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

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

VS.

DAVE AND GAIL DEATER

WRIT OF EXECUTION #187 OF 2004 ED

POSTING OF PROPERTY

DECEMBER 10, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DAVE AND GAIL DEATER AT 157 PICNIC GROVE RD CATAWISSA
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY T. CHAMBERLAIN.

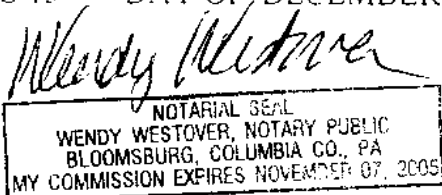
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 13TH DAY OF DECEMBER 2004



TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

MORTGAGE ELECTRONIC REGISTRATION Docket # 187ED2004
SYSTEMS, INC.

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

DAVE E. DEATER
GAIL M. DEATER A/K/A GAIL M. ALLEN

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, NOVEMBER 12, 2004, AT 1:15 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON DAVE DEATER AT 418 E. 11TH
STREET, BERWICK BY HANDING TO GAIL DEATER, WIFE, A TRUE AND ATTESTED COPY
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, NOVEMBER 16, 2004

Wendy Westover

NOTARY PUBLIC

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

Timothy T. Chamberlain

X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X

P. D'Angelo
P. D'ANGELO
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) 784-6300

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. Docket # 187ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

DAVE E. DEATER
GAIL M. DEATER A/K/A GAIL M. ALLEN

AFFIDAVIT OF SERVICE


NOW, THIS FRIDAY, NOVEMBER 12, 2004, AT 1:15 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON GAIL DEATER A/K/A GAIL ALLEN
AT 418 E. 11TH STREET, BERWICK BY HANDING TO GAIL DEATER, A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, NOVEMBER 16, 2004


NOTARY PUBLIC

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


X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/8/2004

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 187ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT DAVE E. DEATER
GAIL M. DEATER A/K/A GAIL M. ALLEN

PERSON/CORP TO SERVED	PAPERS TO SERVED
DAVE DEATER	WRIT OF EXECUTION - MORTGAGE
418 E. 11TH STREET	FORECLOSURE
BERWICK	

SERVED UPON GAIL DEATER

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 11-12-04 TIME 1315 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 DeB DATE 11-12-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/8/2004

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 187ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT DAVE E. DEATER
GAIL M. DEATER A/K/A GAIL M. ALLEN

PERSON/CORP TO SERVED
GAIL DEATER A/K/A GAIL ALLEN
418 E. 11TH STREET
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON GAIL DEATER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-12-04 TIME 1315 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

R. DeLo

DATE 11-12-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/8/2004

SERVICE# 3 - OF - 12 SERVICES
DOCKET # 187ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT DAVE E. DEATER
GAIL M. DEATER A/K/A GAIL M. ALLEN

PERSON/CORP TO SERVED
TENANT(S)
157 PICNIC GROVE ROAD
CATAWISSA

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON POSTED 11/12/04

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-12-04 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

11-12-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 11/8/2004

SERVICE# 5 - OF - 12 SERVICES
 DOCKET # 187ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT DAVE E. DEATER
 GAIL M. DEATER A/K/A GAIL M. ALLEN

PERSON/CORP TO SERVED
LAURA WEAVER-TAX COLLECTOR
122 WEST LAKE GLORY ROAD
CATAWISSA

PAPERS TO SERVED
 WRIT OF EXECUTION - MORTGAGE
 FORECLOSURE

SERVED UPON foster

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-12-04 TIME 1120 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 R. DeLoe DATE 11-12-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/8/2004

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 187ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT DAVE E. DEATER
GAIL M. DEATER A/K/A GAIL M. ALLEN

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

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-10-04 TIME 1:00 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

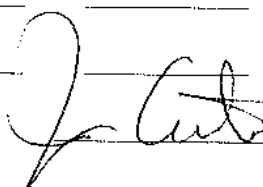
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 11-10-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/8/2004

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 187ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT DAVE E. DEATER
GAIL M. DEATER A/K/A GAIL M. ALLEN

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Deater Allen

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-9-4 TIME 0830 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 11-9-4

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 11/10/2004

Fee: \$5.00

Cert. NO: 262

DEATER DAVID E & GAIL M
157 PICNIC GROVE RD
CATAWISSA PA 17820

District: LOCUST TWP
Deed: 20021 -1728
Location: 157 PICNIC GROVE RD
Parcel Id:20 -03 -026-03,000

Assessment: 29,220
Balances as of 11/10/2004

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain Per: dm.

Sheriff

REAL ESTATE OUTLINE

ED # 187-04

DATE RECEIVED 11-8-04
DOCKET AND INDEX 11-10-04
SET FILE FOLDER UP 11-10-04

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# 586477

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

SALE DATE Jan 26, 05 TIME 1130
POSTING DATE Dec. 15, 04
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan. 5
2ND WEEK 12
3RD WEEK 19, 05

SHERIFF'S SALE

WEDNESDAY JANUARY 26, 2005 AT 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 187 OF 2004 ED AND CIVIL WRIT NO. 1039 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece and parcel of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner stone set in the Northwesternly line of land now or formerly of Helen Houck and thence running along the Westerly line of land of said Houck, across and through the right of way of Legislative Route 19006 running from Numidia to Mill Grove, and across and through the right of way of Township Route T-412 North 17 degrees East 423.7 feet to an iron pin corner set in the Southerly line now or formerly of David E. Fetterman, and wife; thence running across T-412 and along the Southerly line of land now or formerly of said Fetterman South 79 degrees 41 minutes East 202.8 feet to an iron pin corner set in the Westerly line of land now or formerly of Locust Township Supervisors; thence running along the Westerly line of land now or formerly of said Locust Township Supervisors South 14 degrees 43 minutes West 185.1 feet to an iron pin corner set near the Northerly line of the right of way of Legislative Route 19006 aforesaid; thence running across and through the right the way of said Legislative Route 19006 and along the Northwesternly line of land of the aforesaid Helen Houck South 55 degrees 31 minutes West 335.3 feet to a stone corner, the place of beginning and containing 1.45 acres of land according to a survey and draft prepared by Howard Fetterolf, R. E. on August 2, 1972.

Tax Parcel 20-03-026-03

TITLE TO SAID PREMISES IS VESTED IN David E. Deater and Gail M. Deater, husband and wife, by Deed from June E. Bucher, widow, dated 10/1/2002 and recorded 10/4/2002 in Instrument #200211728.

TERMS OF SALE

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

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

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

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

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

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

SHERIFF'S SALE

WEDNESDAY JANUARY 26, 2005 AT 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 187 OF 2004 ED AND CIVIL WRIT NO. 1039 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece and parcel of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner stone set in the Northwesternly line of land now or formerly of Helen Houck and thence running along the Westerly line of land of said Houck, across and through the right of way of Legislative Route 19006 running from Numidia to Mill Grove, and across and through the right of way of Township Route T-412 North 17 degrees East 423.7 feet to an iron pin corner set in the Southerly line now or formerly of David E. Fetterman, and wife; thence running across T-412 and along the Southerly line of land now or formerly of said Fetterman South 79 degrees 41 minutes East 202.8 feet to an iron pin corner set in the Westerly line of land now or formerly of Locust Township Supervisors; thence running along the Westerly line of land now or formerly of said Locust Township Supervisors South 14 degrees 43 minutes West 185.1 feet to an iron pin corner set near the Northerly line of the right of way of Legislative Route 19006 aforesaid; thence running across and through the right the way of said Legislative Route 19006 and along the Northwesternly line of land of the aforesaid Helen Houck South 55 degrees 31 minutes West 335.3 feet to a stone corner, the place of beginning and containing 1.45 acres of land according to a survey and draft prepared by Howard Fetterolf, R. E. on August 2, 1972.

Tax Parcel 20-03-026-03

TITLE TO SAID PREMISES IS VESTED IN David E. Deater and Gail M. Deater, husband and wife, by Deed from June E. Bucher, widow, dated 10/1/2002 and recorded 10/4/2002 in Instrument #200211728.

TERMS OF SALE

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

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

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

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

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

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

SHERIFF'S SALE

WEDNESDAY JANUARY 26, 2005 AT 11:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 187 OF 2004 ED AND CIVIL WRIT NO. 1039 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece and parcel of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner stone set in the Northwesternly line of land now or formerly of Helen Houck and thence running along the Westerly line of land of said Houck, across and through the right of way of Legislative Route 19006 running from Numidia to Mill Grove, and across and through the right of way of Township Route T-412 North 17 degrees East 423.7 feet to an iron pin corner set in the Southerly line now or formerly of David E. Fetterman, and wife; thence running across T-412 and along the Southerly line of land now or formerly of said Fetterman South 79 degrees 41 minutes East 202.8 feet to an iron pin corner set in the Westerly line of land now or formerly of Locust Township Supervisors; thence running along the Westerly line of land now or formerly of said Locust Township Supervisors South 14 degrees 43 minutes West 185.1 feet to an iron pin corner set near the Northerly line of the right of way of Legislative Route 19006 aforesaid; thence running across and through the right the way of said Legislative Route 19006 and along the Northwesternly line of land of the aforesaid Helen Houck South 55 degrees 31 minutes West 335.3 feet to a stone corner, the place of beginning and containing 1.45 acres of land according to a survey and draft prepared by Howard Fetterolf, R. E. on August 2, 1972.

Tax Parcel 20-03-026-03

TITLE TO SAID PREMISES IS VESTED IN David E. Deater and Gail M. Deater, husband and wife, by Deed from June E. Bucher, widow, dated 10/1/2002 and recorded 10/4/2002 in Instrument #200211728.

TERMS OF SALE

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

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

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

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

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

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

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

**DAVE E. DEATER
GAIL M. DEATER A/K/A GAIL M. ALLEN**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA**

: NO: 2004-CV-1039

**: 2004-ED-187
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)**

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 157 PICNIC GROVE ROAD
CATAWISSA, PA 17820

(see attached legal description)

Amount Due \$97,249.70

Interest from 11/4/04 \$ _____
to sale date
(per diem-\$15.99)

Total \$ _____ Plus Costs as endorsed.

Clerk *Terri B. Blum*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: 11/08/04
(Seal)

ALL THAT CERTAIN piece and parcel of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner stone set in the Northwesterly line of land now or formerly of Helen Houck and thence running along the Westerly line of land of said Houck, across and through the right of way of Legislative Route 19006 running from Numidia to Mill Grove, and across and through the right of way of Township Route T-412 North 17 degrees East 423.7 feet to an iron pin corner set in the Southerly line now or formerly of David E. Fetterman, and wife; thence running across T-412 and along the Southerly line of land now or formerly of said Fetterman South 79 degrees 41 minutes East 202.8 feet to an iron pin corner set in the Westerly line of land now or formerly of Locust Township Supervisors; thence running along the Westerly line of land now or formerly of said Locust Township Supervisors South 14 degrees 43 minutes West 185.1 feet to an iron pin corner set near the Northerly line of the right of way of Legislative Route 19006 aforesaid; thence running across and through the right the way of said Legislative Route 19006 and along the Northwesterly line of land of the aforesaid Helen Houck South 55 degrees 31 minutes West 335.3 feet to a stone corner, the place of beginning and containing 1.45 acres of land according to a survey and draft prepared by Howard Fetterolf, R. E. on August 2, 1972.

Tax Parcel 20-03-026-03

TITLE TO SAID PREMISES IS VESTED IN David E. Deater and Gail M. Deater, husband and wife, by Deed from June E. Bucher, widow, dated 10/1/2002 and recorded 10/4/2002 in Instrument #200211728.

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

**DAVE E. DEATER
GAIL M. DEATER A/K/A GAIL M. ALLEN**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA**

: NO: 2004-CV-1039

2004-ED-187

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 157 PICNIC GROVE ROAD
CATAWISSA, PA 17820

(see attached legal description)

Amount Due \$97,249.70

Interest from 11/4/04 \$ _____
to sale date
(per diem-\$15.99)

Total \$ _____ Plus Costs as endorsed.

Clerk *Fanni B. Kline/EAB*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *11/08/04*
(Seal)

ALL THAT CERTAIN piece and parcel of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner stone set in the Northwesternly line of land now or formerly of Helen Houck and thence running along the Westerly line of land of said Houck, across and through the right of way of Legislative Route 19006 running from Numidia to Mill Grove, and across and through the right of way of Township Route T-412 North 17 degrees East 423.7 feet to an iron pin corner set in the Southerly line now or formerly of David E. Fetterman, and wife; thence running across T-412 and along the Southerly line of land now or formerly of said Fetterman South 79 degrees 41 minutes East 202.8 feet to an iron pin corner set in the Westerly line of land now or formerly of Locust Township Supervisors; thence running along the Westerly line of land now or formerly of said Locust Township Supervisors South 14 degrees 43 minutes West 185.1 feet to an iron pin corner set near the Northerly line of the right of way of Legislative Route 19006 aforesaid; thence running across and through the right the way of said Legislative Route 19006 and along the Northwesternly line of land of the aforesaid Helen Houck South 55 degrees 31 minutes West 335.3 feet to a stone corner, the place of beginning and containing 1.45 acres of land according to a survey and draft prepared by Howard Fetterolf, R. E. on August 2, 1972.

Tax Parcel 20-03-026-03

TITLE TO SAID PREMISES IS VESTED IN David E. Deater and Gail M. Deater, husband and wife, by Deed from June E. Bucher, widow, dated 10/1/2002 and recorded 10/4/2002 in Instrument #200211728.

FEDERMAN and PHELAN, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

DAVE E. DEATER
GAIL M. DEATER A/K/A GAIL M.
ALLEN

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-1039
: 2004-ED-187
:
:

CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

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

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

FEDERMAN and PHELAN, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

DAVE E. DEATER
GAIL M. DEATER A/K/A GAIL M.
ALLEN

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-1039
: 2004-ED-187
:

CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

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

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

FEDERMAN and PHELAN, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
Plaintiff

vs.

DAVE E. DEATER
GAIL M. DEATER A/K/A GAIL M.
ALLEN

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-1039

: 2004-ED-187

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **157 PICNIC GROVE ROAD, CATAWISSA, PA 17820**.

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

NAME

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

DAVE E. DEATER

**418 EAST 11TH STREET
BERWICK, PA 18603**

**GAIL M. DEATER
A/K/A GAIL M. ALLEN**

**418 EAST 11TH STREET
BERWICK, PA 18603**

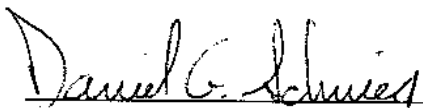
2. Name and address of Defendant(s) in the judgment:

NAME

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

SAME AS ABOVE

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


DANIEL G. SCHMIEG, ESQUIRE

Date: **11/3/04**

FEDERMAN and PHELAN, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

DAVE E. DEATER
GAIL M. DEATER A/K/A GAIL M.
ALLEN

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-1039
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129.1

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **157 PICNIC GROVE ROAD, CATAWISSA, PA 17820.**

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

NAME

LAST KNOWN ADDRESS

DAVE E. DEATER

**418 EAST 11TH STREET
BERWICK, PA 18603**

**GAIL M. DEATER
A/K/A GAIL M. ALLEN**

**418 EAST 11TH STREET
BERWICK, PA 18603**

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NONE

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

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

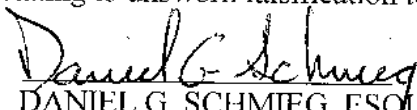
TENANT/OCCUPANT

**157 PICNIC GROVE ROAD
CATAWISSA, PA 17820**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: **11/3/04**

FEDERMAN and PHELAN, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

DAVE E. DEATER
GAIL M. DEATER A/K/A GAIL M.
ALLEN

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-1039

: 2004-ED-187

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **157 PICNIC GROVE ROAD, CATAWISSA, PA 17820**.

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

NAME

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

DAVE E. DEATER

418 EAST 11TH STREET
BERWICK, PA 18603

GAIL M. DEATER
A/K/A GAIL M. ALLEN

418 EAST 11TH STREET
BERWICK, PA 18603


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

NAME

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

SAME AS ABOVE

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


DANIEL G. SCHMIEG, ESQUIRE

Date: 11/3/04

FEDERMAN and PHELAN, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

DAVE E. DEATER
GAIL M. DEATER A/K/A GAIL M.
ALLEN

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-1039
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129.1

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **157 PICNIC GROVE ROAD, CATAWISSA, PA 17820.**

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

NAME

LAST KNOWN ADDRESS

DAVE E. DEATER

**418 EAST 11TH STREET
BERWICK, PA 18603**

**GAIL M. DEATER
A/K/A GAIL M. ALLEN**

**418 EAST 11TH STREET
BERWICK, PA 18603**

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NONE

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

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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


TENANT/OCCUPANT

**157 PICNIC GROVE ROAD
CATAWISSA, PA 17820**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: 11/3/04

FEDERMAN and PHELAN, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

DAVE E. DEATER
GAIL M. DEATER A/K/A GAIL M.
ALLEN

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-1039

: 2004-ED-187
:
:

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR
THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A
DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE
CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT
ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

11/3/04

TO: DAVE E. DEATER
GAIL M. DEATER A/K/A GAIL M. ALLEN
418 EAST 11TH STREET
BERWICK, PA 18603

Your house (real estate) at 157 PICNIC GROVE ROAD, CATAWISSA, PA 17820, is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of \$97,249.70 obtained by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (814) 272-9350.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

ALL THAT CERTAIN piece and parcel of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner stone set in the Northwesterly line of land now or formerly of Helen Houck and thence running along the Westerly line of land of said Houck, across and through the right of way of Legislative Route 19006 running from Numidia to Mill Grove, and across and through the right of way of Township Route T-412 North 17 degrees East 423.7 feet to an iron pin corner set in the Southerly line now or formerly of David E. Fetterman, and wife; thence running across T-412 and along the Southerly line of land now or formerly of said Fetterman South 79 degrees 41 minutes East 202.8 feet to an iron pin corner set in the Westerly line of land now or formerly of Locust Township Supervisors; thence running along the Westerly line of land now or formerly of said Locust Township Supervisors South 14 degrees 43 minutes West 185.1 feet to an iron pin corner set near the Northerly line of the right of way of Legislative Route 19006 aforesaid; thence running across and through the right the way of said Legislative Route 19006 and along the Northwesterly line of land of the aforesaid Helen Houck South 55 degrees 31 minutes West 335.3 feet to a stone corner, the place of beginning and containing 1.45 acres of land according to a survey and draft prepared by Howard Fetterolf, R. E. on August 2, 1972.

Tax Parcel 20-03-026-03

TITLE TO SAID PREMISES IS VESTED IN David E. Deater and Gail M. Deater, husband and wife, by Deed from June E. Bucher, widow, dated 10/1/2002 and recorded 10/4/2002 in Instrument #200211728.

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

.....(SEAL)
(Attorney for Plaintiff(s))

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

.....(SEAL)
(Attorney for Defendant(s))

....., 20

HARRY A. ROADARMEI

Sheriff

COLUMBIA County, Pa.

Sir: — There will be placed in
your hands

for service a Writ ofEXECUTION (REAL ESTATE)....., styled as

follows: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. vs DAVE E. DEATER and GAIL M. DEATER A/K/A GAIL M.
ALLEN

The defendant will be found at 418 EAST 11TH STREET,
BERWICK, PA. 18603

Daniel A. Schuey

Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found,
what foods and chattels shall/ be seized and be levied upon. If real estate,
attach five double spaced typed written copies of description as it shall
appear on the new deed together with Street and Number of the premises.

Please do not furnish us with the old deed or mortgage.

See attached legal description.....

.....
.....
.....

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

**MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.**

DEFENDANT

DAVE E. DEATER

GAIL M. DEATER A/K/A GAIL M. ALLEN

COURT NO.: 2004-CV-1039

SERVE AT:

157 PICNIC GROVE ROAD

CATAWISSA, PA 17820

a)TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: _____

PLEASE POST THE HANDBILL.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 200_, at __, o'clock __. M., at _____, Commonwealth of Pennsylvania, in the manner described below:

☐ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 200_, at ____ o'clock __. M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

I.DEPUTIZED SERVICE

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

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF

DANIEL G. SCHMIEG, ESQUIRE

I.D.#62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215)563-70

ALL THAT CERTAIN piece and parcel of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner stone set in the Northwesternly line of land now or formerly of Helen Houck and thence running along the Westerly line of land of said Houck, across and through the right of way of Legislative Route 19006 running from Numidia to Mill Grove, and across and through the right of way of Township Route T-412 North 17 degrees East 423.7 feet to an iron pin corner set in the Southerly line now or formerly of David E. Fetterman, and wife; thence running across T-412 and along the Southerly line of land now or formerly of said Fetterman South 79 degrees 41 minutes East 202.8 feet to an iron pin corner set in the Westerly line of land now or formerly of Locust Township Supervisors; thence running along the Westerly line of land now or formerly of said Locust Township Supervisors South 14 degrees 43 minutes West 185.1 feet to an iron pin corner set near the Northerly line of the right of way of Legislative Route 19006 aforesaid; thence running across and through the right the way of said Legislative Route 19006 and along the Northwesternly line of land of the aforesaid Helen Houck South 55 degrees 31 minutes West 335.3 feet to a stone corner, the place of beginning and containing 1.45 acres of land according to a survey and draft prepared by Howard Fetterolf, R. E. on August 2, 1972.

Tax Parcel 20-03-026-03

TITLE TO SAID PREMISES IS VESTED IN David E. Deater and Gail M. Deater, husband and wife, by Deed from June E. Bucher, widow, dated 10/1/2002 and recorded 10/4/2002 in Instrument #200211728.

ALL THAT CERTAIN piece and parcel of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner stone set in the Northwesterly line of land now or formerly of Helen Houck and thence running along the Westerly line of land of said Houck, across and through the right of way of Legislative Route 19006 running from Numidia to Mill Grove, and across and through the right of way of Township Route T-412 North 17 degrees East 423.7 feet to an iron pin corner set in the Southerly line now or formerly of David E. Fetterman, and wife; thence running across T-412 and along the Southerly line of land now or formerly of said Fetterman South 79 degrees 41 minutes East 202.8 feet to an iron pin corner set in the Westerly line of land now or formerly of Locust Township Supervisors; thence running along the Westerly line of land now or formerly of said Locust Township Supervisors South 14 degrees 43 minutes West 185.1 feet to an iron pin corner set near the Northerly line of the right of way of Legislative Route 19006 aforesaid; thence running across and through the right the way of said Legislative Route 19006 and along the Northwesterly line of land of the aforesaid Helen Houck South 55 degrees 31 minutes West 335.3 feet to a stone corner, the place of beginning and containing 1.45 acres of land according to a survey and draft prepared by Howard Fetterolf, R. E. on August 2, 1972.

Tax Parcel 20-03-026-03

TITLE TO SAID PREMISES IS VESTED IN David E. Deater and Gail M. Deater, husband and wife, by Deed from June E. Bucher, widow, dated 10/1/2002 and recorded 10/4/2002 in Instrument #200211728.

ALL THAT CERTAIN piece and parcel of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner stone set in the Northwesterly line of land now or formerly of Helen Houck and thence running along the Westerly line of land of said Houck, across and through the right of way of Legislative Route 19006 running from Numidia to Mill Grove, and across and through the right of way of Township Route T-412 North 17 degrees East 423.7 feet to an iron pin corner set in the Southerly line now or formerly of David E. Fetterman, and wife; thence running across T-412 and along the Southerly line of land now or formerly of said Fetterman South 79 degrees 41 minutes East 202.8 feet to an iron pin corner set in the Westerly line of land now or formerly of Locust Township Supervisors; thence running along the Westerly line of land now or formerly of said Locust Township Supervisors South 14 degrees 43 minutes West 185.1 feet to an iron pin corner set near the Northerly line of the right of way of Legislative Route 19006 aforesaid; thence running across and through the right the way of said Legislative Route 19006 and along the Northwesterly line of land of the aforesaid Helen Houck South 55 degrees 31 minutes West 335.3 feet to a stone corner, the place of beginning and containing 1.45 acres of land according to a survey and draft prepared by Howard Fetterolf, R. E. on August 2, 1972.

Tax Parcel 20-03-026-03

TITLE TO SAID PREMISES IS VESTED IN David E. Deater and Gail M. Deater, husband and wife, by Deed from June E. Bucher, widow, dated 10/1/2002 and recorded 10/4/2002 in Instrument #200211728.

ALL THAT CERTAIN piece and parcel of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner stone set in the Northwesterly line of land now or formerly of Helen Houck and thence running along the Westerly line of land of said Houck, across and through the right of way of Legislative Route 19006 running from Numidia to Mill Grove, and across and through the right of way of Township Route T-412 North 17 degrees East 423.7 feet to an iron pin corner set in the Southerly line now or formerly of David E. Fetterman, and wife; thence running across T-412 and along the Southerly line of land now or formerly of said Fetterman South 79 degrees 41 minutes East 202.8 feet to an iron pin corner set in the Westerly line of land now or formerly of Locust Township Supervisors; thence running along the Westerly line of land now or formerly of said Locust Township Supervisors South 14 degrees 43 minutes West 185.1 feet to an iron pin corner set near the Northerly line of the right of way of Legislative Route 19006 aforesaid; thence running across and through the right the way of said Legislative Route 19006 and along the Northwesterly line of land of the aforesaid Helen Houck South 55 degrees 31 minutes West 335.3 feet to a stone corner, the place of beginning and containing 1.45 acres of land according to a survey and draft prepared by Howard Fetterolf, R. E. on August 2, 1972.

Tax Parcel 20-03-026-03

TITLE TO SAID PREMISES IS VESTED IN David E. Deater and Gail M. Deater, husband and wife, by Deed from June E. Bucher, widow, dated 10/1/2002 and recorded 10/4/2002 in Instrument #200211728.

ALL THAT CERTAIN piece and parcel of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner stone set in the Northwesterly line of land now or formerly of Helen Houck and thence running along the Westerly line of land of said Houck, across and through the right of way of Legislative Route 19006 running from Numidia to Mill Grove, and across and through the right of way of Township Route T-412 North 17 degrees East 423.7 feet to an iron pin corner set in the Southerly line now or formerly of David E. Fetterman, and wife; thence running across T-412 and along the Southerly line of land now or formerly of said Fetterman South 79 degrees 41 minutes East 202.8 feet to an iron pin corner set in the Westerly line of land now or formerly of Locust Township Supervisors; thence running along the Westerly line of land now or formerly of said Locust Township Supervisors South 14 degrees 43 minutes West 185.1 feet to an iron pin corner set near the Northerly line of the right of way of Legislative Route 19006 aforesaid; thence running across and through the right the way of said Legislative Route 19006 and along the Northwesterly line of land of the aforesaid Helen Houck South 55 degrees 31 minutes West 335.3 feet to a stone corner, the place of beginning and containing 1.45 acres of land according to a survey and draft prepared by Howard Fetterolf, R. E. on August 2, 1972.

Tax Parcel 20-03-026-03

TITLE TO SAID PREMISES IS VESTED IN David E. Deater and Gail M. Deater, husband and wife, by Decd from June E. Bucher, widow, dated 10/1/2002 and recorded 10/4/2002 in Instrument #200211728.

ALL THAT CERTAIN piece and parcel of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner stone set in the Northwesterly line of land now or formerly of Helen Houck and thence running along the Westerly line of land of said Houck, across and through the right of way of Legislative Route 19006 running from Numidia to Mill Grove, and across and through the right of way of Township Route T-412 North 17 degrees East 423.7 feet to an iron pin corner set in the Southerly line now or formerly of David E. Fetterman, and wife; thence running across T-412 and along the Southerly line of land now or formerly of said Fetterman South 79 degrees 41 minutes East 202.8 feet to an iron pin corner set in the Westerly line of land now or formerly of Locust Township Supervisors; thence running along the Westerly line of land now or formerly of said Locust Township Supervisors South 14 degrees 43 minutes West 185.1 feet to an iron pin corner set near the Northerly line of the right of way of Legislative Route 19006 aforesaid; thence running across and through the right the way of said Legislative Route 19006 and along the Northwesterly line of land of the aforesaid Helen Houck South 55 degrees 31 minutes West 335.3 feet to a stone corner, the place of beginning and containing 1.45 acres of land according to a survey and draft prepared by Howard Fetterolf, R. E. on August 2, 1972.

Tax Parcel 20-03-026-03

TITLE TO SAID PREMISES IS VESTED IN David E. Deater and Gail M. Deater, husband and wife, by Deed from June E. Bucher, widow, dated 10/1/2002 and recorded 10/4/2002 in Instrument #200211728.

9
FEDERMAN PHELAN LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/380

CHECK NO
000346477

DATE	AMOUNT
11/04/2004	*****1,300.00

VOID AFTER 90 DAYS

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

Thomas S. Williams

388477 036001808136 150888 5