

SHERIFF'S SALE COST SHEET

MERS vs. Mary Brown
 NO. 40-04 ED NO. 70-04 JD DATE/TIME OF SALE 5-26-04 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.00</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>456.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>581.36</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>806.36</u>	

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>208.78</u>	6-30
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>1750.46</u>	
TOTAL ***** \$ <u>1959.24</u>		

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>763.12</u>
WATER 20	\$
TOTAL ***** \$ <u>763.12</u>	

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$4186.22

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

MERS VS Mary Brown
NO. 40-04 ED NO. 70-04 JD

DATE/TIME OF SALE: 5-26-04 0900

BID PRICE (INCLUDES COST) \$ 4186.22

POUNDAGE - 2% OF BID \$ 53.72

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4269.94

PURCHASER(S): 

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 4269.94

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2269.94

200852

**GOLDBECK MCCAFFERTY & MCKEEVER
A PROFESSIONAL CORPORATION**

SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106

FIRSTRUST

3-7380/2360

05/28/2004

PAY
TO THE
ORDER OF

Sheriff of Columbia County

\$2,269.64

TWO THOUSAND TWO HUNDRED SIXTY-NINE AND 64 / 100

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO **Brown - 151802**

AUTHORIZED SIGNATURE

⑈ 200852⑈ ⑆ 23607380⑆ 70 1100018⑈

GOLDBECK, MCCAFFERTY & MCKEEVER

A Professional Corporation
Suite 5000 Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
<http://www.goldbecklaw.com/>

May 26, 2004

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

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. vs. MARY J.
BROWN
Sale Book No.: / Sale Writ No.:

Dear Sheriff Roadarmel:

Enclosed are transfer tax Affidavits and Assignments of Bid with regard to the above-caption matter. Please record the deed to the property as follows:

INGOMAR LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP
323 5th Street
Eureka, CA 95501

Please telephone me on the date the deed is recorded.

Finally, please return the Deed to me in the self-addressed envelope enclosed herewith.

Thank you for your cooperation.

GOLDBECK MCCAFFERTY & MCKEEVER

By: 

Amy Dabrowski
Legal Assistant
215-825-6348
215-825-6448(fax)

Adabrowski@goldbecklaw.com

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17126-0603

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/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 (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 GOLDBECK, McCAFFERTY & McKEEVER	TELEPHONE NUMBER (215) 627-1322
STREET ADDRESS 701 Market Street Suite 5000 - Mellon Independence Center	CITY STATE ZIP CODE Philadelphia PA 19106-1532

B. TRANSFER DATA

GRANTOR(S)/LESSOR(S) SHERIFF OF COLUMBIA COUNTY	DATE OF ACCEPTANCE OF DOCUMENT
STREET ADDRESS Sheriff's Office, PO Box 380	GRANTEE(S)/LESSEE(S) INGOMAR LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP
CITY STATE ZIP CODE Bloomsburg PA 17815	STREET ADDRESS 323 5th Street,
	CITY STATE ZIP CODE Eureka CA 95501

C. PROPERTY LOCATION

STREET ADDRESS 422 East 5th Street	CITY, TOWNSHIP, BOROUGH Berwick -
COUNTY Columbia	SCHOOL DISTRICT
	TAX PARCEL NUMBER 04a-08-079

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION \$4,186.22	2. OTHER CONSIDERATION + -0-	3. TOTAL CONSIDERATION = \$4,186.22
4. COUNTY ASSESSED VALUE \$14,309.00	5. COMMON LEVEL RATIO FACTOR X 2.92	6. FAIR MARKET VALUE = \$41,782.28

E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION 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 agent or straw party. (Attach copy of agency/straw party agreement.)

☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement.) Tax paid prior deed \$ _____

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

☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument # **200000575**

☐ Corrective deed. (Attach copy of the prior deed).

☐ Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law or ordinance, 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

DATE

May 26, 2004

<p>1. Article Addressed to: Commonwealth of PA Tax Division 1131 Strawberry Square 6th flr Harrisburg, PA 17128</p>	<p>2. Article Number (Transfer from service label) 7002 0860 0004 5857 5533</p>	<p>3. Service Type <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. <input type="checkbox"/> Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes </p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>Domestic Return Receipt PS Form 3811, August 2001 2ACPRI-03-Z-01</p>			
<p>1. Article Addressed to: Internal Revenue Service 1701 Liberty Ave. Pittsburgh, PA 15222</p>	<p>2. Article Number (Transfer from service label) 7002 0860 0004 5857 5540</p>	<p>3. Service Type <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. <input type="checkbox"/> Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes </p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>Domestic Return Receipt PS Form 3811, August 2001 2ACPRI-03-Z-01</p>			
<p>1. Article Addressed to: Office of F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105</p>	<p>2. Article Number (Transfer from service label) 7002 0860 0004 5857 5571</p>	<p>3. Service Type <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. <input type="checkbox"/> Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes </p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>Domestic Return Receipt PS Form 3811, August 2001 2ACPRI-03-Z-01</p>			

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 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)

7002 0860 0004 5857 5557

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-01

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 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:

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)

7002 0860 0004 5857 5595

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-01

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 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

2. Article Number

(Transfer from service label)

7002 0860 0004 5857 5588

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-01

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

40
☐ Agent☒ Addressee

B. Received by (Printed Name)

MAR 12 2004

D. Is delivery address different from item 1?

☐ Yesif 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**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

40
☐ Agent☒ Addressee

B. Received by (Printed Name)

JAMES JOMER

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yesif 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**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

40
☐ Agent☒ Addressee

B. Received by (Printed Name)

Nadine Prater

C. Date of Delivery

MAR 12

D. Is delivery address different from item 1?

☐ Yesif YES, enter delivery address below: ☐ No

Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

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 of May 5, 12, 19, 2004 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Paul R. Eyerly IV

Sworn and subscribed to before me this 21st day of MAY 2004

[Signature]

(Notary Public)
Commonwealth Of Pennsylvania
My commission expires Notarial Seal
Dennis L. Ashenfelder, 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.

.....

GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION
ATTORNEY'S AT LAW

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

SUITE 5000
Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322
FAX (215) 627-7734

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

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

*PA & NJ BAR

PLEASE REPLY TO THE
PHILADELPHIA OFFICE

April 27, 2004

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

RE: No. 2004-CV-70
MARY J. BROWN

Dear Sir/Madam:

The above case may be sold on May 26, 2004. It has been properly served in accordance with Rule 3129.

Thank you for your cooperation.

Very truly yours,

/s/



Joseph A. Goldbeck, Jr.

JAG/bjm

GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
SUITE 5000 - MELLON INDEPENDENCE CENTER.
701 MARKET STREET
Philadelphia, PA 19106
215-627-1322

Attorney for Plaintiff

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.
323 5th Street
PO Box 35
Eureka, CA 95502

Plaintiff

vs.

MARY J. BROWN
Mortgagor(s) and Record Owner(s)

422 East 5th Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION – LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2004-CV-70

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

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

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

IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

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

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

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

Respectfully submitted,

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

7160 3901 9844 3952 0761

TO: BROWN, MARY J.
MARY J. BROWN
107 N VINE STREET APT 226
Berwick, PA 18603

SENDER: GOLDBECK MCCAFFERTY & MCKEEVER
March 3, 2004

REFERENCE: BROWN, MARVIN E. / SN-0012
- Columbia

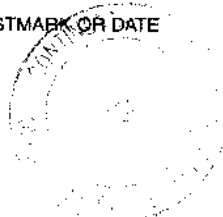
PS Form 3800, June 2000

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

US Postal Service
**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



7160 3901 9844 3952 0821

TO: BROWN, MARY J.
MARY J. BROWN
535 LaSalle Street
Berwick, PA 18603

SENDER: GOLDBECK MCCAFFERTY & MCKEEVER
March 3, 2004

REFERENCE: BROWN, MARVIN E. / SN-0012
- Columbia

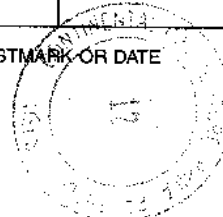
PS Form 3800, June 2000

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

US Postal Service
**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



GOLDBECK McCAFFERTY & McKEEVER
 Mellon Independence Center, Suite 5000
 701 Market Street
 Philadelphia, PA 19106-1532

Name and
 Address
 of Sender

Line	Article Number	Addressee Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value (if any)	Insured Value	Due Sender if COD	RR Fee	DC Fee	SC Fee	SH Fee	SD Fee	RO Fee	Remarks
1	5-2012	BERWICK AREA JOINT SEWER AUTHORITY 344 MARKET STREET BERWICK, PA 18603-3718													
2		PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement Health and Welfare Bldg. - Room 432 Harrisburg, PA 17105-2675													
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY 700 Sewmill Road Suite A Bloomsburg, PA 17815													
4		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INDEPENDENCE TAX DIVISION 1131 STRAWBERRY SQUARE 6TH FLOOR HARRISBURG, PA 17128													
5		INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH 1001 Liberty Avenue Harrisburg, PA 17122													
6		DEPARTMENT OF PUBLIC WELFARE Estate Recovery Program PO Box 8486, Willow Oak Building Harrisburg, PA 17105-4486													
7		TENANTS/OCCUPANTS 422 East 5th Street Berwick, PA 18603													
8															
9															
10															
11															
12															
13															
14															
15															
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving entity, if any)												

Complete by Typewriter, Ink, or Ball Point Pen

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail registered mail is \$50,000 per piece. The maximum indemnity payable is \$25,000 for registered mail sent with optional postal insurance. See Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (4) and Standard Mail (5) pieces.

UNITED STATES POSTAGE
 \$ 06.30
 00034063
 MAILED FROM ZIP CODE 19106

SN-0012
 Brown

Columbia

2. Article Number



7160 3901 9844 3952 0760

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

BROWN, MARY J.

MARY J. BROWN

107 N VINE STREET APT 226

Berwick, PA 18603

GOLDBECK MCCAFFERTY & MCKEEVER
BROWN, MARVIN E. / SN-0012 - Columbia

PS Form 3811, July 2001

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

4/15/04

C. Signature

Mary J. Brown

☐ Agent

☐ Addressee

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes

☐ No

5/26/04
Domestic Return Receipt

Goldbeck McCafferty & McKeever
BY: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
SUITE 5000 – MELLON INDEPENDENCE CENTER.
701 MARKET STREET
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.
323 5th Street
PO Box 35
Eureka, CA 95502

Plaintiff

vs.

MARY J. BROWN
(Mortgagor(s) and Record Owner(s))
422 East 5th Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2004-CV-70

AFFIDAVIT PURSUANT TO RULE 3129

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

422 East 5th Street
Berwick, PA 18603

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

MARY J. BROWN
535 LaSalle Street
Berwick, PA 18603

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

MARY J. BROWN
535 LaSalle Street
Berwick, PA 18603

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

BERWICK AREA JOINT SEWER AUTHORITY
344 MARKET STREET
BERWICK, PA 18603-3718

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

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

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

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

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

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

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE
TAX DIVISION
1131 STRAWBERRY SQUARE
6TH FLOOR
HARRISBURG, PA 17128

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH
1001 Liberty Avenue
Thirteenth Floor, Suite 1300
Pittsburgh, PA 15222

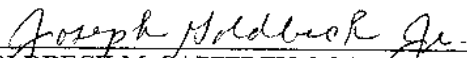
DEPARTMENT OF PUBLIC WELFARE
Estate Recovery Program
PO Box 8486, Willow Oak Building
Harrisburg, PA 17105-8486

TENANTS/OCCUPANTS
422 East 5th Street
Berwick, PA 18603

(attach separate sheet if more space is needed)

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

DATED: April 27, 2004


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



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. Docket # 40ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

MARY J. BROWN

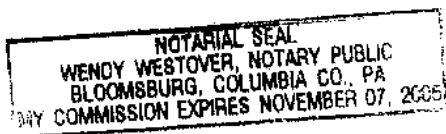
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, MARCH 19, 2004, AT 4:45 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON MARY BROWN AT 107 NORTH VINE
ST., BERWICK BY HANDING TO MARY BROWN, 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 WEDNESDAY, MARCH 24, 2004

Wendy Westover
NOTARY PUBLIC



Timothy T. Chamberlain

X
TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF

X *P. D'Angelo*
P. D'ANGELO
DEPUTY SHERIFF

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

VS.

MARY J. BROWN

WRIT OF EXECUTION #40 OF 2004 ED

POSTING OF PROPERTY

APRIL 23, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF MARY J. BROWN AT 422 EAST 5TH STREET BERWICK
BLOOMSBURG COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF P. D'ANGELO.


SO ANSWERS:


DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF APRIL 2004


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

POUNCEY HOMMEL
- 752-7297 -
OWNER - BEATRICE CRAWFORD
- 458-6450 -
CHECK P.O.
NO FORWARDING ADDRESS
PER P.O.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/5/2004

SERVICE# 1 - OF - 15 SERVICES
DOCKET # 40ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT MARY J. BROWN

535 R ?

752-2436

APT

226

PERSON/CORP TO SERVED
MARY BROWN
535 LASALLE ST.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON MARY BROWN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 03/19/04 TIME 1645 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

E. OTHER (SPECIFY) EVAN OWEN MEMORIAL APTS.
107 N. VINE ST. BERWICK

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>03/10/04</u>	<u>1120</u>	<u>D'ANCONA</u>	<u>L/C</u>
<u>03/19/04</u>	<u>1015</u>	<u>D'ANCONA</u>	<u>L/C</u>

DEPUTY

Paul D'Ancona DATE 03/19/04

PO NO INFO - VACANT

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/5/2004

SERVICE# 6 - OF - 15 SERVICES
DOCKET # 40ED2004

POST

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT MARY J. BROWN

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
422 EAST 5TH ST.	FORECLOSURE
BERWICK	

SERVED UPON *POSTED*

RELATIONSHIP _____ IDENTIFICATION _____

DATE *03/11/04* TIME *10:00* 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
	<u><i>03/10/04</i></u>	<u><i>1145</i></u>	<u><i>D'ANGELO</i></u>	<u><i>VACANT HOUSE</i></u>
	_____	_____	_____	_____
	_____	_____	_____	_____

DEPUTY *Fax PLL* DATE *03/11/04*

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/5/2004

SERVICE# 7 - OF - 15 SERVICES
DOCKET # 40ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT MARY J. BROWN

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	WRIT OF EXECUTION - MORTGAGE
7474D COLUMBIA BLVD	FORECLOSURE
BERWICK	

SERVED UPON Kelly Green

RELATIONSHIP Client IDENTIFICATION _____

DATE 03/10/04 TIME 1100 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 [Signature] DATE 03/10/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/5/2004

SERVICE# 8 - OF - 15 SERVICES
DOCKET # 40ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT MARY J. BROWN

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGHER-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
1615 LINCOLN AVE.	FORECLOSURE
BERWICK	

SERVED UPON CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 03/10/04 TIME 1215 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 Paul D. Co. DATE 03/10/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/5/2004

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 40ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT MARY J. BROWN

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

SERVED UPON Leslie H. Brown - Cust Srs

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-10-4 TIME 0925 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 [Signature] DATE 3-10-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/5/2004

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 40ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT MARY J. BROWN

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

SERVED UPON Roe M Appelman

RELATIONSHIP _____ IDENTIFICATION _____

DATE 03/10/04 TIME 0850 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

[Signature] DATE 03/10/04

BERWICK AREA JOINT SEWER AUTHORITY

7474 D COLUMBIA BOULEVARD
BERWICK, PENNSYLVANIA 18603
(570) 752-8477 FAX: (570) 752-8479

DATE: 3/11/04

NUMBER OF PAGES 2
(Including cover page)

To: Timothy Chamberlain

From: Kelly

Subject: _____

Special
Instructions: _____

If you do not receive all of the pages, or if any part of the transmittal is illegible, please
call us at (570) 752-8477.

Facsimile Operator

BERWICK AREA JOINT SEWER AUTHORITY

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

March 11, 2004

Timothy T. Chamberlain
Acting Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

VS

MARY BROWN

DOCKET # 40ED2004

JD# 70JD2004

Dear Timothy:

The outstanding balance on sewer account #107804 for the property located at 422 East 5th Street, Berwick through June 2004 is \$763.12. The Berwick Sewer Authority now bills quarterly.

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

Sincerely,



Kelly Greer
Authority Clerk

REAL ESTATE OUTLINE

ED # 40-04

DATE RECEIVED 3-5-04
DOCKET AND INDEX 3-10-04
SET FILE FOLDER UP 3-10-04

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 2000.00 ✓ CK# 194571

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

SALE DATE May 25, 2004 TIME 0900
POSTING DATE Apr 22, 04
ADV. DATES FOR NEWSPAPER
1ST WEEK May 5
2ND WEEK 12
3RD WEEK 19, 04

SHERIFF'S SALE

WEDNESDAY MAY 26, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 40 OF 2004 ED AND CIVIL WRIT NO. 70 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' 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 lot of land, known as No. 6 of Hudson Owen's Addition to Berwick, and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, and bounded and described as follows, to wit:

BEGINNING at the northwesterly corner of Lot No. 7; thence southerly along said lot a distance of 165 feet to an alley; thence westerly along said alley a distance of 49-1/2 feet to the southeasterly corner of Lot No. 5; thence northerly along said lot a distance of 165 feet to Fifth Street; thence easterly along said street, 49-1/2 feet to the place of beginning.

BEING the same premises which BERTHA MAE PETTIT, WIDOW by Deed Dated 8/30/85 Recorded 9/5/85 in the County of COLUMBIA in Deed Book 353 Page 841 granted and conveyed unto MARVIN E. BROWN and MARY J. BROWN, HIS WIFE, in fee.

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
Joseph A. Goldbeck, Jr.
701 Market St.
Philadelphia, PA 19106

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

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Plaintiff's Attorney
Joseph A. Goldbeck, Jr.
701 Market St.
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY MAY 26, 2004 AT 9:00 AM

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Plaintiff's Attorney
Joseph A. Goldbeck, Jr.
701 Market St.
Philadelphia, PA 19106

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

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

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.
323 5th Street
PO Box 35
Eureka, CA 95502

In the Court of Common Pleas of
Columbia County

vs.

MARY J. BROWN
422 East 5th Street
Berwick, PA 18603

No. 2004-CV-70

2004-ED-40
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 422 East 5th Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE

\$85,861.37

Interest From 07/08/2001
Through 03/03/2004

(Costs to be added)

Dated: 3/5/2004

Tom B. Kline
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy Elizabeth A. Gannon

~~FILED
2004 MAR 4 P 2:17
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA~~

Term
No. 2004-CV-70

IN THE COURT OF COMMON PLEAS
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

vs.

MARY J. BROWN
Mortgagor(s)
422 East 5th Street Berwick, PA 18603

WRIT OF EXECUTION
(Mortgage Foreclosure)

REAL DEBT	\$85,861.37
INTEREST from	\$
COSTS PAID:	
PROTHY	\$
SHERIFF	\$
STATUTORY	\$
COSTS DUE PROTHY	\$

Office of Judicial Support
Judg. Fee
Cr.
Sat.

~~Joseph A. Goldbeck, Jr.~~
~~Attorney for Plaintiff~~

Goldbeck McCafferty & McKeever
SUITE 5000 MELLON INDEPENDENCE CENTER.
701 MARKET STREET
Philadelphia, PA 19106
(215) 627-1322

Complaint \$9.50 pd
Judgment \$14.00 pd
Other \$23.00 pd
Satisfy \$7.00



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LOAN POLICY

SCHEDULE A (continued)

ALL THAT CERTAIN lot of land, known as No. 6 of Hudson Owen's Addition to Berwick, and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, and bounded and described as follows, to wit:

BEGINNING at the northwesterly corner of Lot No. 7; thence southerly along said lot a distance of 165 feet to an alley; thence westerly along said alley a distance of 49-1/2 feet to the southeasterly corner of Lot No. 5; thence northerly along said lot a distance of 165 feet to Fifth Street; thence easterly along said street, 49-1/2 feet to the place of beginning.

BEING the same premises which BERTHA MAE PETTIT, WIDOW by Deed Dated 8/30/85 Recorded 9/5/85 in the County of COLUMBIA in Deed Book 353 Page 841 granted and conveyed unto MARVIN E. BROWN and MARY J. BROWN, HIS WIFE, in fee.

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.	COURT NUMBER 2004-CV-70	
DEFENDANT/S/ MARY J. BROWN	TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
MARY J. BROWN

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
422 EAST 5TH STREET BERWICK PA 18603

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

**PLEASE POST MORTGAGED PREMISES WITH THE SHERIFFS
HANDBILL OF SALE**

SIGNATURE OF ATTORNEY

Joseph A Gollbeck, Jr.

TELEPHONE NUMBER
(215) 627-1322


DATE
March 3, 2004

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.	COURT NUMBER 2004-CV-70	
DEFENDANT/S/ MARY J. BROWN	TYPE OF WRIT OR COMPLAINT EXECUTION - MORTGAGE FORECLOSURE	

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
MARY J. BROWN

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
107 NORTH VINE STREET APT 226, BERWICK PA 18603

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

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE.

SIGNATURE OF ATTORNEY

Joseph A. Goldbeck, Jr.

TELEPHONE NUMBER
(215) 627-1322

DATE
March 3, 2004

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.
 Attorney I.D.#16132
 Suite 5000- Mellon Independence Center
 701 Market Street
 Philadelphia, PA 19106
 215-627-1322
 Attorney for Plaintiff

MORTGAGE ELECTRONIC REGISTRATION
 SYSTEMS, INC.
 323 5th Street
 PO Box 35
 Eureka, CA 95502

Plaintiff

vs.

MARY J. BROWN
Mortgagor(s) and Record Owner(s)

422 East 5th Street
 Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
 FORECLOSURE

Term
 No. 2004-CV-70

2004-ED-40

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: BROWN, MARY J.
MARY J. BROWN
 535 LaSalle Street
 Berwick, PA 18603

Your house at 422 East 5th Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$85,861.37 obtained by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. against you.

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

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

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

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

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

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.

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

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

Goldbeck McCafferty & McKeever
BY: Joseph A. Goldbeck, Jr.
Attorney, I.D. #16132
SUITE 5000 – MELLON INDEPENDENCE CENTER.
701 MARKET STREET
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.
323 5th Street
PO Box 35
Eureka, CA 95502

Plaintiff

vs.

MARY J. BROWN
(Mortgagor(s) and Record Owner(s))
422 East 5th Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2004-CV-70

2004-ED-40

AFFIDAVIT PURSUANT TO RULE 3129

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

422 East 5th Street
Berwick, PA 18603

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

MARY J. BROWN
535 LaSalle Street
Berwick, PA 18603

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

MARY J. BROWN
535 LaSalle Street
Berwick, PA 18603

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

BERWICK AREA JOINT SEWER AUTHORITY
344 MARKET STREET
BERWICK, PA 18603-3718

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

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

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

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE INHERITANCE
TAX DIVISION
1131 STRAWBERRY SQUARE
6TH FLOOR
HARRISBURG, PA 17128

INTERNAL REVENUE SERVICE - SPECIAL PROCEDURES BRANCH
1001 Liberty Avenue
Thirteenth Floor, Suite 1300
Pittsburgh, PA 15222

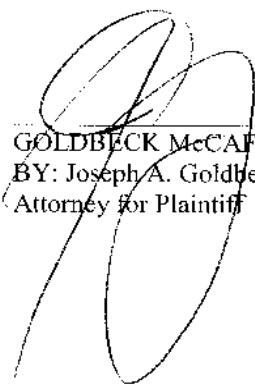
DEPARTMENT OF PUBLIC WELFARE
Estate Recovery Program
PO Box 8486, Willow Oak Building
Harrisburg, PA 17105-8486

TENANTS/OCCUPANTS
422 East 5th Street
Berwick, PA 18603

(attach separate sheet if more space is needed)

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

DATED: March 3, 2004



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

Goldbeck McCafferty & McKeever
BY: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
SUITE 5000 – MELLON INDEPENDENCE CENTER.
701 MARKET STREET
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

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PO Box 35
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Plaintiff

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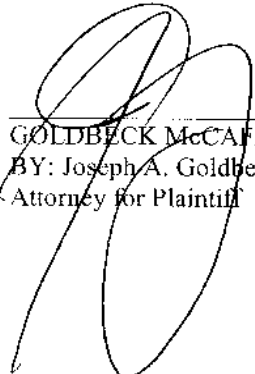
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BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.
 Attorney I.D.#16132
 Suite 5000- Mellon Independence Center
 701 Market Street
 Philadelphia, PA 19106
 215-627-1322
 Attorney for Plaintiff

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 PO Box 35
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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
 FORECLOSURE

Term

No. 2004-CV-70

2004-ED-40

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: BROWN, MARY J.
MARY J. BROWN
 535 LaSalle Street
 Berwick, PA 18603

Your house at 422 East 5th Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$85,861.37 obtained by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. against you.

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

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

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

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

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

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P.O. Box 186
Harrisburg, PA 17108

GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION
ATTORNEY'S AT LAW

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

RENEE M. POZZUOLI-BUECKER*
KRISTINA G. MURTHA*
LESLIE E. PUJDA*
LISA A. D'ANGELI*

* PA & NJ BAR

SUITE 5000
MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PENNSYLVANIA 19106

(215) 627-1322
FAX (215) 627 7734

SENTRY OFFICE PLAZA
SUITE 420
216 HADDON AVENUE
WESTMONT, NJ 08108
(609) 858-2997
FAX (609) 858-2997

PLEASE REPLY TO THE
PHILADELPHIA OFFICE

March 3, 2004

Tami Kline
Prothonotary of Columbia County
PO Box 380
Bloomsburg, PA 17815

RE:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
vs.
MARY J. BROWN
No. 2004-CV-70

FILED
PROTHONOTARY
2004 MAR -4 P 2: 14
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

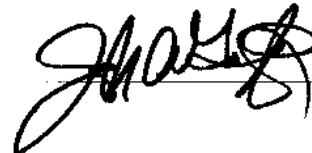
Dear Sir:

Kindly take Judgment and issue the Writ of Execution and forward the same to the Sheriff's Office.

Please return a copy of the enclosed pleadings to my office with your time stamp affixed thereto in the stamped, self-addressed envelope for this purpose.

Thank you for your cooperation in this matter.

Very truly yours,



JAG/jpr



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LOAN POLICY

SCHEDULE A (continued)

ALL THAT CERTAIN lot of land, known as No. 6 of Hudson Owen's Addition to Berwick, and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, and bounded and described as follows, to wit:

BEGINNING at the northwesterly corner of Lot No. 7; thence southerly along said lot a distance of 165 feet to an alley; thence westerly along said alley a distance of 49-1/2 feet to the southeasterly corner of Lot No. 5; thence northerly along said lot a distance of 165 feet to Fifth Street; thence easterly along said street, 49-1/2 feet to the place of beginning.

BEING the same premises which BERTHA MAE PETTIT, WIDOW by Deed Dated 8/30/85 Recorded 9/5/85 in the County of COLUMBIA in Deed Book 353 Page 841 granted and conveyed unto MARVIN E. BROWN and MARY J. BROWN, HIS WIFE, in fee.



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LOAN POLICY

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GOLDBECK MCCAFFERTY & MCKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000, MELLON INDEPENDENCE CENTER
PHILADELPHIA, PA 19106

FIRSTTRUST
3-7380/2360

03/03/2004

194571

PAY
TO THE
ORDER OF

Sheriff of Columbia County

\$ 2,000.00

TWO THOUSAND AND XX / 100

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT



Security features. Details on back.

MEMO *Brown*

⑈ 194571 ⑆ 0303073801 ⑆ 70 1100018 ⑈

[Signature]
AUTHORIZED SIGNATURE

MP

GOLDBECK MCCAFFERTY & MCKEEVER

03/03/2004

194571

Sheriff of Columbia County

2,000.00

Mortgage Disbursement

2,000.00

Brown