

SHERIFF'S SALE COST SHEET

MEAS VS. Blair Lewis NO. 60-04 ED NO. 133-04 JD DATE/TIME OF SALE 5:44p

DOCKET/RETURN \$15.00
 SERVICE PER DEF. \$195.00
 LEVY (PER PARCEL \$15.00
 MAILING COSTS \$27.50
 ADVERTISING SALE BILLS & COPIES \$17.50
 ADVERTISING SALE (NEWSPAPER) \$15.00
 MILEAGE \$16.63
 POSTING HANDBILL \$15.00
 CRYING/ADJOURN SALE \$10.00
 SHERIFF'S DEED \$35.00
 TRANSFER TAX FORM \$25.00
 DISTRIBUTION FORM \$25.00
 COPIES \$6.50
 NOTARY \$2.00
 TOTAL ***** \$341.13

WEB POSTING \$150.00
 PRESS ENTERPRISE INC. \$541.60
 SOLICITOR'S SERVICES \$75.00
 TOTAL ***** \$696.60
 PROTHONOTARY (NOTARY) \$10.00
 RECORDER OF DEEDS
 TOTAL ***** \$-0-

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

MUNICIPAL FEES DUE:
 SEWER 20 \$
 WATER 20 \$
 TOTAL ***** \$-0-

SURCHARGE FEE (DSTE) \$140.00
 MISC. Bondage 8613,32 x .02 \$172.27
 TOTAL ***** \$172.27

TOTAL COSTS (OPENING BID) \$1350.00

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

Katherine Trautz
Sale Department, Ext. 1493
Representing Lenders in
Pennsylvania and New Jersey

June 10, 2004

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

Re: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**
v. BLAIR D. LEWIS
No. 133-CV-2004

Dear Sir or Madam:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled
for 6/23/04.

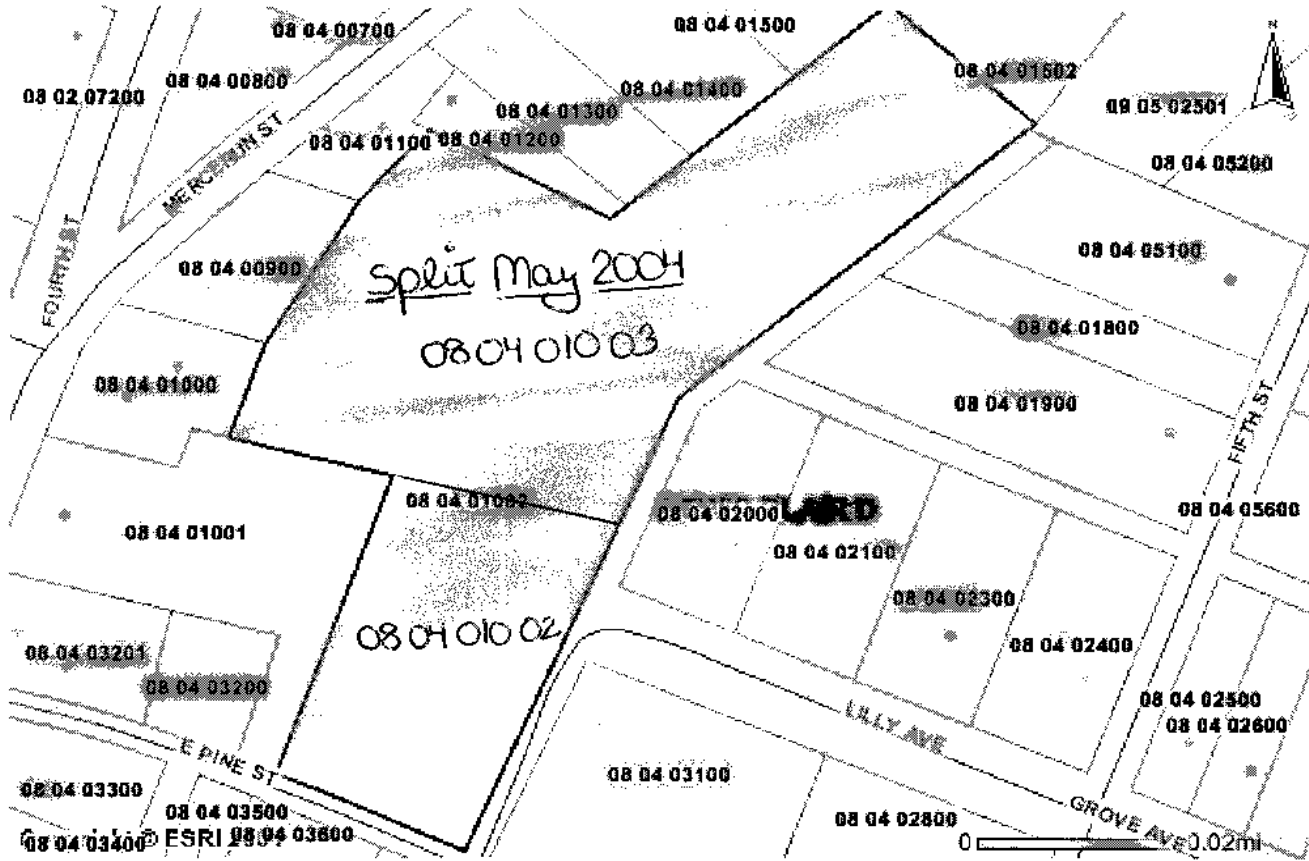
The sum of \$8,613.32 was received in consideration for the stay.

Very truly yours,
KJT

Katherine Trautz
/kjm

VIA TELECOPY 370-389-5625

Co: **BLAIR D. LEWIS**
449 GROVE AVENUE
CATAWISSA, PA 17820



County 024

PARCEL ID: 08-00-010-02.000

SUBDIVISION:

ALTERNATE ID:

BOOK/PAGE:

TAX YEAR: 2004

ALT: ☒

NAME LEWIS BLAIR D

OWNER #

ALT: ☒ LOCATION:

Index

Owner

Multi Owners

Legal

Values

Cama

Custom

Print PRC

Type:

R

N

0676

0235

01/12/1998

DIANE R HARDER

29,500

FMV LAND

8,233

Acreage

.63

Frontage/Depth

Sq. Ft.

69,058

77,291

38,646

ALUM/VINYL

1999

2.0

SPLIT LEVE

Parcel Inquiry Screen - AA06 4.0-26 (HAAS DAWN M)

County: 024

PARCEL ID: 08-000-010-03.000

SUBDIVISION:

ALTERNATE ID:

BOOK/PAGE: 20040 5046

TAX YEAR: 2004

ALT. ☒

NAME: HAAS DAWN M

OWNER #:

ALT. ☒ LOCATION:

Index

Owner

Multi Owners

Legal

Values

Comments

Custom

Print PRC

Cards

R

Property Type

N

Single & Duplex

20040

5046

05/11/2004

LEWIS BLAIR D

160,000

Property Characteristics

17,560

90,964

108,524

54,262

Acres

2.28

2,308

ALUM/VINYL

Sq. Ft.

99,317

2001

2.0

Style: COLONIAL



PARID:	08 04 01002000
OWN1:	LEWIS BLAIR D
OWN2:	
ADDR1:	400 PINE STREET
ADDR2:	
CITY:	CATAWISSA
ST:	PA
ZIP:	17820
PROPLOC:	
DEEDBOOK:	0676-0235
TOTFMV:	187978
TOTASSV:	93989
TOTCGASSV:	0
LU:	R
DEEDAC:	2.91
C&G:	N
SALEDATE:	1/12/1998
SALEPRICE:	29500
PIN:	08 04 01002

[Close](#)

FEDERMAN AND PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
LISA.STEINMAN@fedphe.com

May 19, 2004

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

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
V. BLAIR D. LEWIS
COLUMBIA COUNTY, NO. 2004-CV-133-MF

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

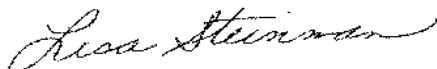
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,



LISA STEINMAN
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 6/23/04 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.) CIVIL ACTION

vs.

BLAIR D. LEWIS) CIVIL DIVISION
) NO. 2004-CV-133-MF

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, FRANK FEDERMAN, ESQUIRE attorney for **MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC.** hereby verify that on **4/22/04**
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: May 19, 2004


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

Name and
Address
of Sender



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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
2	****	FIRST COLUMBIA BANK AND TRUST COMPANY 11 WEST MAIN STREET BLOOMSBURG, PA 17815		
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
4		TENANT/OCCUPANT 400 PINE STREET CATAWISSA, PA 17820		
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: LEWIS, BLAIR 1932357827 KMD/spm		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

UNITED STATES POSTAGE
02 15
\$01.20
0004300377 APR 22 2004
MAILED FROM ZIP CODE 18103



1932357827

TEAM 3

TEAM 3

TEAM 3

TEAM 3

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.

BLAIR D. LEWIS

WRIT OF EXECUTION #60 OF 2004 ED

POSTING OF PROPERTY

MAY 20, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF BLAIR D. LEWIS AT 400 PINE STREET CATAWISSA
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY T. CHAMBERLAIN.

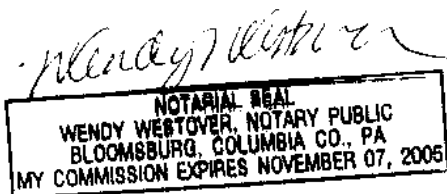
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25TH DAY OF MAY 2004



FEDERMAN AND PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
Shawn.mccann @fedphe.com

May 12, 2004

Office of the Sheriff
Columbia County Courthouse

RE: Mortgage Electronic Registration Systems, Inc.
v. Blair D. Lewis
COLUMBIA COUNTY, NO. 133-CV-2004

Dear Sir/Madam,

Enclosed are the Affidavits of Service for the above captioned matter for filing with your office. We have forwarded the originals of the same to the Prothonotary.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Yours truly,



Shawn P. McCann
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 6/23/04 SHERIFF'S SALE*****

AFFIDAVIT OF SERVICE

FTM

Plaintiff: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

COLUMBIA County
No 133-CV-2004

Defendant(s): BLAIR D. LEWIS

Type of Action
- Notice of Sheriff's Sale

Address: 449 GROVE AVENUE
CATAWISSA, PA 17820

Sale Date: 6/23/04

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

SERVED

Served and made known to Blair D. Lewis, Defendant, on the 4th day of May, 2004, at 6:25 o'clock P.m., at 528 Pine Street, Catawissa, PA 17820, 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)'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: _____

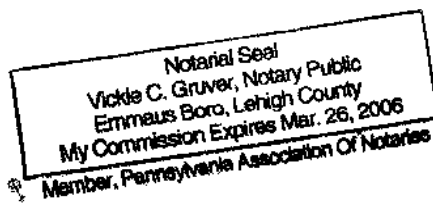
Description: Age 35⁺ Height 5'9"⁺ Weight 350⁺ Race W Sex M Other _____

I, Constable Dennis C. Huber, 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 5 day
of May, 2004
Notary: Vickie C. Gruver

By: D. Lewis

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

Frank Federman, Esquire - L.D. No. 12248
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 133-CV-2004**

Defendant(s): BLAIR D. LEWIS

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

**Address: 400 PINE STREET
CATAWISSA, PA 17820**

Sale Date: 6/23/04

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

SERVED

Served and made known to Blair D. Lewis, Defendant, on the 2nd day of May, 2004, at 1:00 o'clock P.m., at 400 Pine Street, Catawissa, PA, Commonwealth of PA, in the manner described below:

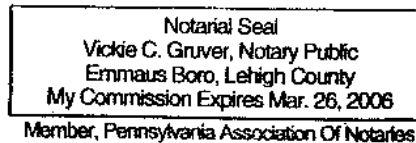
- _____ Defendant personally served.
- _____ Adult family member with whom Defendant(s) reside(s). Relationship is _____.
- _____ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
- _____ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
- _____ Agent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

Description: Age 18 Height 5'4" Weight 120⁺ Race W Sex F Other _____

I, Constable Dennis C. Huber, 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 3 day
of May, 2004
Notary: _____

By: D. Huber



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

**Frank Federman, Esquire - I.D. No. 12248
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000**

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/2/2004

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 60ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT BLAIR D. LEWIS

PERSON/CORP TO SERVED
CATAWISSA BOROUGH
MAIN ST.
CATAWISSA

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON ANET ERB

RELATIONSHIP SECT IDENTIFICATION _____

DATE 5-7-4 TIME 1410 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

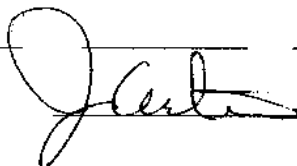
TIME

OFFICER

REMARKS

4-2-4 1510 ANET

DEPUTY



DATE 5-7-4



PHONE
(570) 389-3622

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

24 HOUR PHONE
(570) 784-6300

MORTGAGE ELECTRONIC REGISTRATION Docket # 60ED2004
SYSTEMS, INC.

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

BLAIR D. LEWIS

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, APRIL 27, 2004, AT 3:45 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON BLAIR LEWIS AT 449 GROVE AVE.,
CATAWISSA BY HANDING TO BLAIR LEWIS, , 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, APRIL 28, 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
ACTING SHERIFF

X

J. Arter
J. ARTER
DEPUTY SHERIFF

item 4 if Restricted Delivery is checked.
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)
700

ps Form 3811, August 2001

Article Number 7002 0860 0007 7404 1057
(Transfer from service label)
S Form 3811, August 2001 Domestic Return Receipt 102595-02-M-15

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <u>[Signature]</u> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address</p> <p>B. Received by (Printed Name) <u>[Signature]</u> Date of Delivery <u>APR 20 2004</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to:</p> <p>OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105</p>		<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>Article Number (Transfer from service label)</p> <p>7002 0860 0007 7404 1064</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/2/2004

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 60ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT BLAIR D. LEWIS

PERSON/CORP TO SERVED
BLAIR LEWIS
449 GROVE AVE.
CATAWISSA

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Blair

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-27-4 TIME 1545 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

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

DEPUTY J. Carter DATE 4-27-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/2/2004

SERVICE# 3 - OF - 14 SERVICES
DOCKET # 60ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT BLAIR D. LEWIS

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
400 PINE ST.	FORECLOSURE
CATAWISSA	

SERVED UPON BRIAN MILLER

RELATIONSHIP TENANT IDENTIFICATION _____

DATE 4-27-4 TIME 1535 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE 4-27-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/2/2004

SERVICE# 5 - OF - 14 SERVICES
DOCKET # 60ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT BLAIR D. LEWIS

PERSON/CORP TO SERVED
LINDA KASHNER-TAX COLLECTOR
138 SOUTH ST.
CATAWISSA

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DROPPED IN MAIL SLOT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-27-4 TIME 1525 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. C. [Signature]

DATE 4-27-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/2/2004

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 60ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT BLAIR D. LEWIS

PERSON/CORP TO SERVED
CATAWISSA WATER AUTHORITY
RR 2
CATAWISSA

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Alice Snyder

RELATIONSHIP Sister IDENTIFICATION _____

DATE 4-27-4 TIME 1:50 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Carter

DATE 4-27-4

ORIGINAL DOCUMENT PRINTED ON SECURITY PAPER WITH MICROPRINTED BORDER
FEDERMAN & PHELAN LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCIAL BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
000343219

DATE	AMOUNT
03/31/2004	*****1,350.00

VOID after 90 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

Frank S. Hillman

⑈343219⑈ ⑆036001808⑆36 150866 6⑈

FEDERMAN AND PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax: 215-563-5534
Katherine.marshall@fedphe-pa.com

Katherine Marshall
Sale Dept., Ext. 1493

Representing Lenders in
Pennsylvania and New Jersey

April 26, 2004

Office of the Sheriff
Columbia County Courthouse

**RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
vs.
BLAIR D. LEWIS
COLUMBIA- No. 133-CV-2004
Action in Mortgage Foreclosure
Premises: 400 PINE STREET
CATAWISSA, PA 17820**

Dear Sir or Madamm:

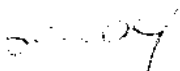
Enclosed, please find a check in the amount of \$1,350.00 for the abover referenced matter. The original check was to the incorrect order.

Should you have any questions or concerns, please do not hesitate to contact me

Thank you for your assistance in this matter,

Very truly yours,

Katherine Marshall
For Federman and Phelan



DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

I. Obligor information (To be completed by requestor)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

<u>NAME</u>	<u>DATE OF BIRTH</u>	<u>SOCIAL SECURITY#</u>
<u>Blair D Lewis</u>	<u>7-1-61</u>	<u>154 52 6277</u>

DATE: 4/16/04REQUESTOR: JD 133 JD 2004
Print Name
Sheriff
Signature

II. Lien information (To be provided by DRS)

 WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED INDIVIDUAL.

 WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

X WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

<u>Amount of Overdue Support</u>	<u>Next Due Date</u>	<u>Next Payment Amount</u>
<u>\$ 4541.02</u>	<u> </u>	<u> </u>

Date: 4/16/04BY: [Signature]TITLE: Cust. SR.

Certified from the record
this 16 day of Apr 20 04
Gail K. Jordan
Director Domestic Relations Section
By: [Signature]

HARRY A. ROADARMEL, JR.

SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 784-0227PHONE
(717) 384-342124 HOUR PHONE
(717) 784-8300

April 15, 2004

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

VS

BLAIR D. LEWIS

DOCKET # 60ED2004

JD # 133JD2004

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Acting Sheriff of Columbia County

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/2/2004

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 60ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT BLAIR D. LEWIS

PERSON/CORP TO SERVED	PAPERS TO SERVED
FIRST COLUMBIA BANK & TRUST COMPANY	WRIT OF EXECUTION - MORTGAGE FORECLOSURE
11 WEST MAIN ST.	
BLOOMSBURG	

SERVED UPON DEBORAH NEUMS

RELATIONSHIP VP IDENTIFICATION _____

DATE 4-20-04 TIME 10:35 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

J. Calhoun

DATE 4-20-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/2/2004

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 60ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT BLAIR D. LEWIS

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

SERVED UPON *Blair D. Lewis*

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-16-4 TIME 1030 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

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

DEPUTY *J. C. [Signature]* DATE 4-16-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/2/2004

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 60ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT BLAIR D. LEWIS

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Renee Neubert

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-16-4 TIME 0930 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE 4-16-4

REAL ESTATE OUTLINE

ED # 60-04

DATE RECEIVED 4-2-04
DOCKET AND INDEX 4-15-04
SET FILE FOLDER UP 4-15-04

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒
COPY OF DESCRIPTION ☒
WHEREABOUTS OF LKA ☒
NON-MILITARY AFFIDAVIT ☒
NOTICES OF SHERIFF SALE ☒
WATCHMAN RELEASE FORM ☒
AFFIDAVIT OF LIENS LIST ☒
CHECK FOR \$1,350.00 OR ☒ CK# 343227
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE June 23 04 TIME 1030
POSTING DATE May 20
ADV. DATES FOR NEWSPAPER
1ST WEEK June 2
2ND WEEK 9
3RD WEEK 16, 04

SHERIFF'S SALE

WEDNESDAY JUNE 23, 2004 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 60 OF 2004 ED AND CIVIL WRIT NO. 133 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, parcel or tract of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a rebar set at the northwest right-of-way intersection of Pine Street and Lilly Avenue; Thence along said right-of-way north 67 degrees 16 minutes 17 seconds west, a distance of 125.59 feet to a point at a common corner with lands of Diane R. Harder; Thence along the line of lands of said Harder, and passing through a "PK" nail found 0.69 feet from the last mentioned corner, north 22 degrees 49 minutes 49 seconds east, a distance of 211.77 feet to a rebar found at a common corner of other lands of Blair D. Lewis; Thence along lands of said Lewis south 81 degrees 35 minutes 47 seconds east, a distance of 88.32 feet to a rebar set; Thence along the same south 00 degrees 20 minutes 02 seconds west, a distance of 91.52 feet to a rebar set; Thence along the same south 67 degrees 16 minutes 17 seconds east, a distance of 20.00 feet to a rebar set on the westerly right-of-way of Lilly Avenue; Thence along said right-of-way south 28 degrees 33 minutes 43 seconds west, a distance of 149.78 feet to the place of BEGINNING.

CONTAINING 27,613 square feet of land in all. Being designated as Lot No. 1 on a draft prepared by Drumheller Surveying dated January 11, 2001, revised February 14, 2001 and recorded in Columbia County Map Book 7 at Page 2038.

Together With the following described 40 foot wide utility easement; BEGINNING at a

rebar set on the westerly right-of-way of Lilly Avenue, said rebar being at a corner of the above described Lot No. 1; Thence along the line of said Lot No. 1 north 67 degrees 16 minutes 17 seconds west 20.00 feet to a rebar set; Thence along the same north 00 degrees 20 minutes 02 seconds east 43.26 feet to a point; Thence through other lands of Blair D. Lewis south 67 degrees 16 minutes 17 seconds east 40.57 feet to a point on the westerly right-of-way of Lilly Avenue; Thence along said right-of-way south 28 degrees 33 minutes 43 seconds west 40.21 feet to the place beginning

BEING a portion of that certain property conveyed to Blair D. Lewis, widower, by deed from Diane R. Harder, widow, recorded 01/12/1998 in deed book 676, page 235.

BEING KNOWN AS: 400 Pine Street

TERMS OF SALE

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

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

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

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

Plaintiff's Attorney
Frank Federman
1617 John F. Kennedy Blvd.
Philadelphia, PA 19103

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

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

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

BLAIR D. LEWIS

Defendant(s)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 133-CV-2004
: *2004-ED-60*
: 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: 400 PINE STREET
CATAWISSA, PA 17820

(see attached legal description)

Amount Due	\$79,894.17
Interest from 4/1/04 to sale date (per diem-\$13.13)	\$ _____
Total	\$ _____ Plus Costs as endorsed.

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

Dated: *April 2, 2004*
(Seal)

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a rebar set at the northwest right-of-way intersection of Pine Street and Lilly Avenue; Thence along said right-of-way north 67 degrees 16 minutes 17 seconds west, a distance of 125.59 feet to a point at a common corner with lands of Diane R. Harder; Thence along the line of lands of said Harder, and passing through a "PK" nail found 0.69 feet from the last mentioned corner, north 22 degrees 49 minutes 49 seconds east, a distance of 211.77 feet to a rebar found at a common corner of other lands of Blair D. Lewis; Thence along lands of said Lewis south 81 degrees 35 minutes 47 seconds east, a distance of 88.32 feet to a rebar set; Thence along the same south 00 degrees 20 minutes 02 seconds west, a distance of 91.52 feet to a rebar set; Thence along the same south 67 degrees 16 minutes 17 seconds east, a distance of 20.00 feet to a rebar set on the westerly right-of-way of Lilly Avenue; Thence along said right-of-way south 28 degrees 33 minutes 43 seconds west, a distance of 149.78 feet to the place of BEGINNING.

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BEING KNOWN AS: 400 Pine Street

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

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

BLAIR D. LEWIS

Defendant(s)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 133-CV-2004
: *2004-ED-60*
: WRIT OF EXECUTION
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CATAWISSA, PA 17820

(see attached legal description)

Amount Due \$79,894.17

Interest from 4/1/04 \$ _____
to sale date
(per diem-\$13.13)

Total \$ _____ Plus Costs as endorsed.

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

Dated: *April 2, 04*
(Seal)

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Plaintiff

vs.

BLAIR D. LEWIS

Defendant(s)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
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: NO: 133-CV-2004
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(see attached legal description)

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to sale date
(per diem-\$13.13)

Total \$ _____ Plus Costs as endorsed.

Clerk *Shirley B. Allen*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *April 2, '04*
(Seal)

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BEGINNING at a rebar set at the northwest right-of-way intersection of Pine Street and Lilly Avenue; Thence along said right-of-way north 67 degrees 16 minutes 17 seconds west, a distance of 125.59 feet to a point at a common corner with lands of Diane R. Harder; Thence along the line of lands of said Harder, and passing through a "PK" nail found 0.69 feet from the last mentioned corner, north 22 degrees 49 minutes 49 seconds east, a distance of 211.77 feet to a rebar found at a common corner of other lands of Blair D. Lewis; Thence along lands of said Lewis south 81 degrees 35 minutes 47 seconds east, a distance of 88.32 feet to a rebar set; Thence along the same south 00 degrees 20 minutes 02 seconds west, a distance of 91.52 feet to a rebar set; Thence along the same south 67 degrees 16 minutes 17 seconds east, a distance of 20.00 feet to a rebar set on the westerly right-of-way of Lilly Avenue; Thence along said right-of-way south 28 degrees 33 minutes 43 seconds west, a distance of 149.78 feet to the place of BEGINNING.

CONTAINING 27,613 square feet of land in all. Being designated as Lot No. 1 on a draft prepared by Drumheller Surveying dated January 11, 2001, revised February 14, 2001 and recorded in Columbia County Map Book 7 at Page 2038.

Together With the following described 40 foot wide utility easement; BEGINNING at a rebar set on the westerly right-of-way of Lilly Avenue, said rebar being at a corner of the above described Lot No. 1; Thence along the line of said Lot No. 1 north 67 degrees 16 minutes 17 seconds west 20.00 feet to a rebar set; Thence along the same north 00 degrees 20 minutes 02 seconds east 43.26 feet to a point; Thence through other lands of Blair D. Lewis south 67 degrees 16 minutes 17 seconds east 40.57 feet to a point on the westerly right-of-way of Lilly Avenue; Thence along said right-of-way south 28 degrees 33 minutes 43 seconds west 40.21 feet to the place beginning

BEING a portion of that certain property conveyed to Blair D. Lewis, widower, by deed from Diane R. Harder, widow, recorded 01/12/1998 in deed book 676, page 235.

BEING KNOWN AS: 400 Pine Street

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
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.

BLAIR D. LEWIS

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 133-CV-2004

:

:

:

2004-ED-60

CERTIFICATION

FRANK FEDERMAN, 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.


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
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ATTORNEY FOR PLAINTIFF

**MORTGAGE ELECTRONIC
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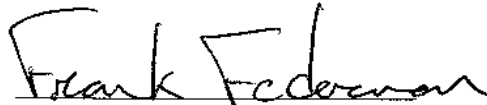
: *2004-ED-60*
:
:

CERTIFICATION

FRANK FEDERMAN, 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.


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
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ATTORNEY FOR PLAINTIFF

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: 2004-ED-60

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praeceptum for the Writ of Execution was filed the following information concerning the real property located at **400 PINE STREET, 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)

BLAIR D. LEWIS

**449 GROVE AVENUE
CATAWISSA, PA 17820**

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.


FRANK FEDERMAN, ESQUIRE

Date: 3/31/04

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
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ATTORNEY FOR PLAINTIFF

**MORTGAGE ELECTRONIC
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Plaintiff

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AFFIDAVIT PURSUANT TO RULE 3129.1

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Plaintiff in the above action, by its attorney, FRANK FEDERMAN, 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 **400 PINE STREET, CATAWISSA, PA 17820**.

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LAST KNOWN ADDRESS

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**449 GROVE AVENUE
CATAWISSA, PA 17820**

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

**FIRST COLUMBIA BANK
AND TRUST COMPANY**

**11 WEST MAIN STREET
BLOOMSBURG, PA 17815**

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

**400 PINE STREET
CATAWISSA, PA 17820**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: **3/31/04**

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
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ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
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Plaintiff

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Defendant(s)

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(Affidavit No. 1)

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FRANK FEDERMAN, ESQUIRE

Date: 3/31/04

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
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One Penn Center at Suburban Station
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ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
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Plaintiff

vs.

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Defendant(s)

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AFFIDAVIT PURSUANT TO RULE 3129.1

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

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SAME AS ABOVE

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LAST KNOWN ADDRESS

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**FIRST COLUMBIA BANK
AND TRUST COMPANY**

**11 WEST MAIN STREET
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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

**400 PINE STREET
CATAWISSA, PA 17820**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: **3/31/04**

FEDERMAN and PHELAN, L.L.P.

By: FRANK FEDERMAN

Identification No. 12248

One Penn Center at Suburban Station

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Suite 1400

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ATTORNEY FOR PLAINTIFF

**MORTGAGE ELECTRONIC
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Plaintiff

vs.

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Defendant(s)

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FRANK FEDERMAN, ESQUIRE

Date: **3/31/04**

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By: FRANK FEDERMAN
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ATTORNEY FOR PLAINTIFF

**MORTGAGE ELECTRONIC
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AFFIDAVIT PURSUANT TO RULE 3129.1

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LAST KNOWN ADDRESS

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**449 GROVE AVENUE
CATAWISSA, PA 17820**

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LAST KNOWN ADDRESS

SAME AS ABOVE

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NAME

LAST KNOWN ADDRESS

NONE

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**FIRST COLUMBIA BANK
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**11 WEST MAIN STREET
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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

**400 PINE STREET
CATAWISSA, PA 17820**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 3/31/04

FEDERMAN and PHELPS, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
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ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

BLAIR D. LEWIS

Defendant(s)

: COLUMBIA County

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: NO. 133-CV-2004

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Date: 3/31/04

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ATTORNEY FOR PLAINTIFF

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Plaintiff

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AFFIDAVIT PURSUANT TO RULE 3129.1

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

<u>NAME</u>	<u>LAST KNOWN ADDRESS</u>
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BLAIR D. LEWIS	449 GROVE AVENUE CATAWISSA, PA 17820
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2. Name and address of Defendant(s) in the judgment:

<u>NAME</u>	<u>LAST KNOWN ADDRESS</u>
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SAME AS ABOVE

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

<u>NAME</u>	<u>LAST KNOWN ADDRESS</u>
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4. Name and address of last recorded holder of every mortgage of record:

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**FIRST COLUMBIA BANK
AND TRUST COMPANY**

**11 WEST MAIN STREET
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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
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Bloomsburg, PA 17815**

TENANT/OCCUPANT

**400 PINE STREET
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**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 3/31/04

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
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ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

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BLAIR D. LEWIS

Defendant(s)

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FRANK FEDERMAN, ESQUIRE

Date: 3/31/04

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ATTORNEY FOR PLAINTIFF

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Plaintiff

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AFFIDAVIT PURSUANT TO RULE 3129.1

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**DOMESTIC RELATIONS OF
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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: **3/31/04**

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
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ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
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Plaintiff

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: COLUMBIA County
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: *2004-ED-60*
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****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

3/31/04

TO: BLAIR D. LEWIS
449 GROVE AVENUE
CATAWISSA, PA 17820

Your house (real estate) at **400 PINE STREET, 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 **\$79,894.17** 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**

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BEING KNOWN AS: 400 Pine Street

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

**MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.**

DEFENDANT

BLAIR D. LEWIS

COURT NO.: 133-CV-2004

SERVE AT:

**400 PINE STREET
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

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

FRANK FEDERMAN, ESQUIRE

I.D.#12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215)563-7000

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 BLAIR D. LEWIS and

The defendant will be found at 449 GROVE AVENUE,
CATAWISSA, PA. 17820

.....Attorney for Plaintiff

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

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

See attached legal description.....
.....
.....
.....

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
000343227

Pay TWO THOUSAND AND 00/100 DOLLARS

DATE	AMOUNT
03/31/2004	*****2,000.00

Void after 90 days

To The
Order
Of
SHERIFF OF MERCER COUNTY
205 S. ERIE STREET
MERCER, PA 16137

Thomas S. Pheasant

⑈343227⑈ ⑆036001808⑆36 150866 6⑈