

SHERIFF'S SALE COST SHEET

NO. MEPS 66-04 ED NO. 173-04 vs. Jeffrey Davis JD DATE/TIME OF SALE 7-14-04 1030

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>35.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</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>4.50</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>357.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>905.12</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1130.12</u>	

PROTHONOTARY (NOTARY)	<u>1192</u> \$10.00
RECORDER OF DEEDS	<u>95</u> \$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

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

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

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1644.12

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
000365356

07/14/2004

DATE	AMOUNT
07/14/2004	*****327.00

Void after 90 days

Pay THREE HUNDRED TWENTY SEVEN AND 00/100 DOLLARS

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

Thomas S. Bellini

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

00365356 036001808136 150866 611

FEDERMAN & PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Fax: 215-563-7009

July 14, 2004

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

Re: DAVIS, Sr., Jeffrey A.
455 Scenic Avenue
Bloomsburg, PA 17815
No. 2004-CV-173

Dear Sir or Madam:

I hereby assign my bid on the above captioned property, which was knocked-down to Frank Federman as "attorney-on-the-writ" to FANNIE MAE, 1900 Market Street, Suite 800, Philadelphia, PA 19103.

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

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

Thank you in advance for your cooperation in this matter.

Yours truly,



Mark Siuta

Enclosure

cc: WASHINGTON MUTUAL HOME LOANS

Account No. 15164353

ALL THAT CERTAIN LOT, PIECE AND PARCEL OF LAND SITUATE IN
WONDERVIEW DEVELOPMENT, MAIN TOWNSHIP, COLUMBIA COUNTY
PENNSYLVANIA MORE PARTICULARLY DESCRIBED AS FOLLOWS, WIT:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF SCENIC AVENUE AND
IN LINE OF LOT NO. 109; THENCE ALONG LOT NO. 109, NORTH 13
DEGREES 01 MINUTE 05 SECONDS WEST, 136.03 FEET TO A POINT IN LINE
OF LOT NO. 135; THENCE ALONG LINE OF LOT NO. 135, NORTH 77
DEGREES 20 MINUTES EAST, 106.59 FEET TO A POINT IN LINE OF LOT
NO. 107; THENCE ALONG LINE OF LOT NO. 107, SOUTH 13 DEGREES 46
MINUTES 05 SECONDS EAST, 134.23 FEET TO A POINT ON THE NORTHERLY
SIDE OF SCENIC AVENUE AFORESAID; THENCE ALONG THE NORTHERLY SIDE
OF SAID SCENIC AVENUE, SOUTH 76 DEGREES 13 MINUTES 55 SECONDS
WEST, 88.76 FEET TO A POINT IN LINE OF SAID SCENIC AVENUE; THENCE
ALONG SCENIC AVENUE, SOUTH 76 DEGREES 58 MINUTES 55 SECONDS WEST,
19.59 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 14,533.2 SQUARE FEET OF LAND. IT BEING LOT NO. 100 IN
A DRAFT OF LOTS OF WONDERVIEW, INCORPORATED PREPARED BY T. BRYCK
JAMES, R.E., ON APRIL 7, 1975, AS REVISED FEBRUARY 9, 1978.

THE ABOVESAIID PREMISES ARE UNDER AND SUBJECT to the following
express covenants and conditions which are deemed to be accepted by the Grantees on
delivery of this deed:

1. The premises herein described shall be used for residential purposes only, and no building shall be erected thereon except for a one-family private dwelling house and private garage.
2. No part of any building erected upon the premises shall extend within 50 feet from the building line on which the premises front, nor within 15 feet from any boundary line of the premises.
3. No building shall be erected upon the premises which does not have at least 1,350 square feet of floor space. In determining floor space, 1,350 feet shall include:
(a) all furnished area above ground at face value; (b) all furnished partially underground area with cdt on ground level at 50% face value; (c) no allowance for a garage, totally underground basement, finished or not, breezeway or overhang.
4. No excavation shall be made on the premises nor earth or sand removed therefrom, except as a part of the building operations in the erection of the said building or grading of lot. Any extra earth excavated from the said premises shall be removed at such a place as the Grantors direct.
5. No outhouse, toilet or privy shall be erected on the said premises unless incorporated in the buildings above-mentioned and having connections for sewage disposal by means of septic tank or sump which will meet the requirements of the State Board of Health for sewage disposal. No sewage shall be disposed directly into any stream, water hole, or spring, nor the tributaries thereof; no sump or septic tank shall be placed within 20 feet of any boundary line unless written approval of the Grantors or their representatives is obtained.
6. No cows, pigs or poultry shall be kept on the premises, nor shall dogs be raised or kept thereon for the market, nor in any event shall more than two dogs be kept thereon.
7. No signs, posters, billboards, advertising matter of any kind, nor solid board fences, nor fence of such solid material as to obstruct the view, except fences four feet or less in height, shall be erected upon the premises.

EXCEPTING AND RESERVING THEREFROM, TO THE GRANTORS, THEIR HEIRS,
EXECUTORS, ADMINISTRATORS AND ASSIGNS, A UTILITY RIGHT-OF-WAY TEN
(10) FEET IN WIDTH ON EACH SIDE OF THE LOT, EXTENDING TO THE
ENTIRE DEPTH OF THE LOT, AND FIFTEEN (15) FEET IN WIDTH ALONG THE
BACK OF SAID LOT AND EXTENDING THE ENTIRE WIDTH OF SAID LOT,
TOGETHER WITH THE RIGHTS OF INGRESS, EGRESS AND REGRESS FOR THE
PURPOSES OF INSTALLING AND MAINTAINING UTILITY LINES, ETC.

ALSO EXCEPTING AND RESERVING FROM THE AFORESAID DESCRIPTION A
RIGHT OF WAY AND EASEMENT BEING 20 FEET IN WIDTH GRANTED BY RICKY
A. DEITERICH AND CRYSTAL A. DEITERICH, HUSBAND AND WIFE, ET AL,
TO MAIN TOWNSHIP. THE DESCRIPTION OF SAID EASEMENT AND/OR RIGHT-
OF-WAY IS MORE FULLY SET FORTH IN DEED OF EASEMENT, A COPY OF
WHICH HAS BEEN GIVEN TO DAVID JOHN VITKAUSKAS AND KRISTEN JANET
LEONOVICH SIMULTANEOUSLY WITH THE EXECUTION OF THIS DEED. THE
TERMS OF SAID DEED OF EASEMENT ARE INCORPORATED HEREIN BY
REFERENCE THERETO.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY A. DAVIS, SR. BY DEED
FROM JEFFREY A. DAVIS, SR. AND KAREN A. DAVIS, HUSBAND AND WIFE,
RECORDED 02/01/2001 IN DEED DOCUMENT NO. 2001008066.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

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

B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document
Harry A. Roadarmel, Jr. - Sheriff	
Columbia County Courthouse	Grantee(s)/Lessee(s)
	FANNIE MAE
Street Address	Street Address
P.O. Box 380, 35 W. Main St.	1900 Market Street, Suite 800
City	City
Bloomsburg	Philadelphia
State	State
PA	PA
Zip Code	Zip Code
17815	19103

C PROPERTY LOCATION

Street Address	City, Township, Borough
455 Scenic Avenue, Bloomsburg, PA 17815	Main Township
County	School District
COLUMBIA	Main
	Tax Parcel Number
	22-01B-064

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$1,677.00	+ -0-	= \$1,677.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$63,076.00	x 3.05	= \$ 192,381.80

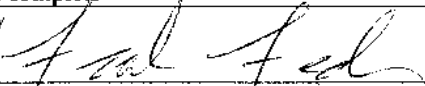
E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
100%	100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument Number.
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☒ Other (Please explain exemption claimed, if other than listed above. Transfer to FANNIE MAE, is Exempt Pursuant to #91.193 (b) (1) (v) of the Pennsylvania Realty Transfer Tax Regulations. Government Agency.

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

Signature of Correspondent or Responsible Party	Date:
FRANK FEDERMAN, ESQUIRE 	7/14/01

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

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

MERS vs Jeffrey Davis

NO. 66-04 ED NO. 173-04 JD

DATE/TIME OF SALE: 7-14-04 1030

BID PRICE (INCLUDES COST) \$ 1644.12

POUNDAGE - 2% OF BID \$ 32.88

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1677.00

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Rebecca L. Warren Jr
Federman & Philan (law firm)

TOTAL DUE: \$ 1677.00

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 327.00

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 June 23, 30; July 7, 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.

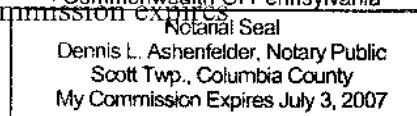
Paul RSL

Sworn and subscribed to before me this 8th day of July, 2004.

[Signature]

(Notary Public)

My commission expires Commonwealth Of Pennsylvania



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.

.....

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

June 16, 2004

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

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
V. JEFFREY A. DAVIS, SR. A/K/A JEFFREY A. DAVIS
COLUMBIA COUNTY, NO. 2004-CV-173

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

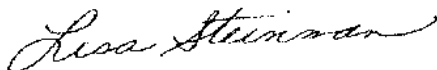
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,



LISA STEINMAN
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 7/14/04 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

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

vs.

JEFFREY A. DAVIS, SR. A/K/A
JEFFREY A. DAVIS) CIVIL DIVISION
) NO. 2004-CV-173

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 **4/29/04**
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: June 16, 2004

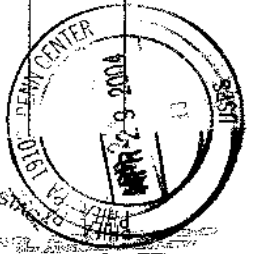


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

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	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)
1	*****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
2	*****	DOMESTIC RELATIONS OF COLUMBIA COCNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		TENANT/OCCUPANT 455 SCENIC AVENUE BLOOMSBURG, PA 17815		
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: DAVID, JEFFREY 15164353 KMD/spm		
Total Number of Pieces Listed by Sender			Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)



\$ 00.900
0004000377
MAILED FROM ZIP CODE 19103



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 Docket # 66ED2004
SYSTEMS, INC.

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

JEFFREY A. DAVIS, SR.

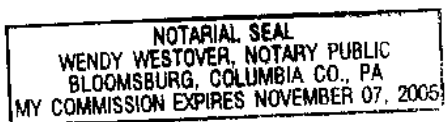
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY APRIL 20, 2004, AT 10:00 AM, SERVED THE WITHIN WRIT OF EXECUTION
- MORTGAGE FORECLOSURE UPON JEFFREY DAVIS, SR. AT 604 E. 3RD STREET
BLOOMSBURG BY HANDING TO JEFFREY DAVIS A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS.

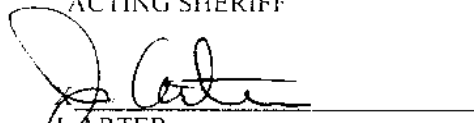
SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, APRIL 30, 2004


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF


J. CARTER
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

VS.

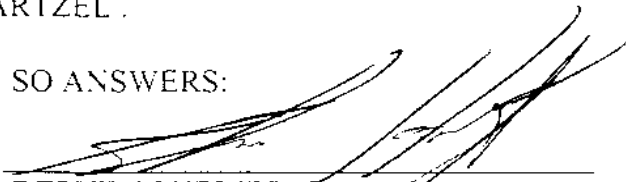
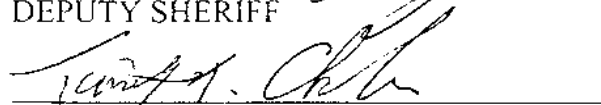
JEFFREY DAVIS SR.

WRIT OF EXECUTION #66 OF 2004 ED

POSTING OF PROPERTY

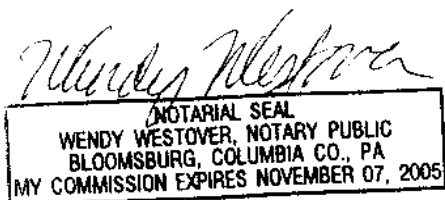
June 10, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JEFFREY DAVIS SR. AT 455 SCENIC AVE. BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF S. HARTZEL .

SO ANSWERS:


DEPUTY SHERIFF
TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 10TH DAY OF JUNE 2004



WORKS T B L.

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/12/2004

SERVICE# 1 - OF - 10 SERVICES
DOCKET # 66ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT JEFFREY A. DAVIS, SR.

PERSON/CORP TO SERVED	PAPERS TO SERVED
JEFFREY DAVIS, SR.	WRIT OF EXECUTION - MORTGAGE
455 SCENIC AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON JEFFREY

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-30-04 TIME 1000 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) 604 E 3rd BLOOMSBURG

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>4-28-04</u>	<u>1315</u>	<u>ARTER</u>	<u>Card</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY J. Cullen DATE 4-30-04

158 6504

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/12/2004

SERVICE# 3 - OF - 10 SERVICES
DOCKET # 66ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT JEFFREY A. DAVIS, SR.

PERSON/CORP TO SERVED	PAPERS TO SERVED
AUDREY BRONSON-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
2471 BROOKSIDE ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON POSTED BACK DOOR

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-28-4 TIME 1250 MILEAGE _____ OTHER _____

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

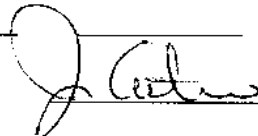
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS

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

DEPUTY



DATE 4-28-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/12/2004

SERVICE# 4 - OF - 10 SERVICES
DOCKET # 66ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT JEFFREY A. DAVIS, SR.

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

SERVED UPON Jeffrey A. Davis, Sr.

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-26-04 TIME 0830 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

[Signature]

DATE 4-26-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/12/2004

SERVICE# 7 - OF - 10 SERVICES
DOCKET # 66ED2004

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT JEFFREY A. DAVIS, SR.

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Renee Newhart

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-22-4 TIME 1145 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. Ants

DATE 4-22-4

REAL ESTATE OUTLINE

ED # 66-04

DATE RECEIVED 4-13-04
DOCKET AND INDEX 4-22-04
SET FILE FOLDER UP 4-22-04

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# 344738

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

SALE DATE July 14, 04 TIME 1030
POSTING DATE June 9
ADV. DATES FOR NEWSPAPER
1ST WEEK June 25
2ND WEEK 30
3RD WEEK July 7, 04

SHERIFF'S SALE

WEDNESDAY JULY 14, 2004 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 66 OF 2004 ED AND CIVIL WRIT NO. 173 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 LOT, PIECE AND PARCEL, OF LAND SITUATE IN WONDERVIEW DEVELOPMENT, MAIN TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE NORTHERLY SIDE OF SCENIC AVENUE AND IN LINE OF LOT NO. 109; THENCE ALONG LOT NO. 109, NORTH 13 DEGREES 01 MINUTES 05 SECONDS WEST, 136.03 FEET TO A POINT IN LINE OF LOT NO. 135; THENCE ALONG LINE OF LOT NO. 135, NORTH 77 DEGREES 20 MINUTES EAST, 106.59 FEET TO A POINT IN LINE OF LOT NO. 107; THENCE ALONG LINE OF LOT NO. 107, SOUTH 13 DEGREES 46 MINUTES 05 SECONDS EAST, 134.23 FEET TO A POINT IN THE NORTHERLY SIDE OF SCENIC AVENUE AFORESAID; THENCE ALONG THE NORTHERLY SIDE OF SAID SCENIC AVENUE, SOUTH 76 DEGREES 13 MINUTES 55 SECONDS WEST, 88.76 FEET TO A POINT IN LINE OF SAID SCENIC AVENUE; THENCE ALONG SCENIC AVENUE, SOUTH 76 DEGREES 58 MINUTES 55 SECONDS WEST, 19.59 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 14,533.2 SQUARE FEET OF LAND. IT BEING LOT NO. 108 IN A DRAFT OF LOTS OF WONDERVIEW, INCORPORATED PREPARED BY T. BRYCE JAMES, R.S., ON APRIL 7, 1975, AS REVISED FEBRUARY 9, 1978.

EXCEPTING AND RESERVING THEREFROM, TO THE GRANTORS, THEIR HEIRS, EXECUTIONS, ADMINISTRATORS AND ASSIGNS, A UTILITY RIGHT-OF-WAY TEN (10) FEET IN WIDTH ON EACH SIDE OF THE LOT, EXTENDING TO THE ENTIRE DEPTH OF THE LOT, AND FIFTEEN (15) FEET IN WIDTH ALONG THE BACK OF SAID LOT AND EXTENDING THE ENTIRE WIDTH OF SAID LOT, TOGETHER WITH THE RIGHTS OF INGRESS, EGRESS AND REGRESS FOR THE PURPOSES OF INSTALLING AND MAINTAINING UTILITY LINES, ETC.

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BEING THE SAME PROPERTY CONVEYED TO JEFFREY A. DAVIS, SR. BY DEED FROM JEFFREY A. DAVIS, SR. AND KAREN A. DAVIS, HUSBAND AND WIFE, RECORDED 02/01/2001 IN DEED DOCUMENT NO. 200100886.

TAX KEY NUMBER 22-01B-064

PREMISES BEING: 455 SCENIC AVENUE

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

SHERIFF'S SALE

WEDNESDAY JULY 14, 2004 AT 10:30 AM

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BEGINNING AT A POINT ON THE NORTHERLY SIDE OF SCENIC AVENUE AND IN LINE OF LOT NO. 109; THENCE ALONG LOT NO. 109, NORTH 13 DEGREES 01 MINUTES 05 SECONDS WEST, 136.03 FEET TO A POINT IN LINE OF LOT NO. 135; THENCE ALONG LINE OF LOT NO. 135, NORTH 77 DEGREES 20 MINUTES EAST, 106.59 FEET TO A POINT IN LINE OF LOT NO. 107; THENCE ALONG LINE OF LOT NO. 107, SOUTH 13 DEGREES 46 MINUTES 05 SECONDS EAST, 134.23 FEET TO A POINT IN THE NORTHERLY SIDE OF SCENIC AVENUE AFORESAID; THENCE ALONG THE NORTHERLY SIDE OF SAID SCENIC AVENUE, SOUTH 76 DEGREES 13 MINUTES 55 SECONDS WEST, 88.76 FEET TO A POINT IN LINE OF SAID SCENIC AVENUE; THENCE ALONG SCENIC AVENUE, SOUTH 76 DEGREES 58 MINUTES 55 SECONDS WEST, 19.59 FEET TO THE POINT AND PLACE OF BEGINNING.

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TAX KEY NUMBER 22-01B-064

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TAX KEY NUMBER 22-01B-064

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www.sheriffcolumbiacounty.com

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.

JEFFREY A. DAVIS, SR., A/K/A
JEFFREY A. DAVIS

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-173
:

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 Praeipe for the Writ of Execution was filed the following information concerning the real property located at **455 SCENIC AVENUE, BLOOMSBURG, PA 17815**.

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

NAME

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

JEFFREY A. DAVIS, SR.,
A/K/A JEFFREY A. DAVIS

455 SCENIC AVENUE
BLOOMSBURG, PA 17815

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

NAME

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

SAME AS ABOVE

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: 4/7/04

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
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

JEFFREY A. DAVIS, SR., A/K/A
JEFFREY A. DAVIS

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-173
:
:
:

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 **455 SCENIC AVENUE, BLOOMSBURG, PA 17815.**

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

NAME

LAST KNOWN ADDRESS

**JEFFREY A. DAVIS, SR.,
A/K/A JEFFREY A. DAVIS**

**455 SCENIC AVENUE
BLOOMSBURG, PA 17815**

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NONE

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

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

TENANT/OCCUPANT

**455 SCENIC AVENUE
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

I verify that the statements made in this Affidavit are true and correct to the best of my 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.


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 4/7/04

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

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

**JEFFREY A. DAVIS, SR., A/K/A
JEFFREY A. DAVIS**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2004-CV-173
:
: 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: 455 SCENIC AVENUE
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$141,638.41

Interest from 4/8/04 \$ _____
to sale date
(per diem-\$23.28)

Total \$ _____ Plus Costs as endorsed.

Clerk *James B. Kane*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *April 13, 2004*
(Seal)

ALL THAT CERTAIN LOT, PIECE AND PARCEL OF LAND SITUATE IN
WONDERVIEW DEVELOPMENT, MAIN TOWNSHIP, COLUMBIA COUNTY,
PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

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OF LOT NO. 135; THENCE ALONG LINE OF LOT NO. 135, NORTH 77
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TAX KEY NUMBER: 22-01B-064

PREMISES BEING: 455 SCENIC AVENUE

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

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

**JEFFREY A. DAVIS, SR., A/K/A
JEFFREY A. DAVIS**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2004-CV-173
:
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
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TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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(see attached legal description)

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to sale date
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Total \$ _____ Plus Costs as endorsed.

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

Dated: *April 12, 2004*
(Seal)

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BACK OF SAID LOT AND EXTENDING THE ENTIRE WIDTH OF SAID LOT,
TOGETHER WITH THE RIGHTS OF INGRESS, EGRESS AND REGRESS FOR THE
PURPOSES OF INSTALLING AND MAINTAINING UTILITY LINES, ETC.

ALSO EXCEPTING AND RESERVING FROM THE AFORESAID DESCRIPTION A
RIGHT OF WAY AND EASEMENT BEING 20 FEET IN WIDTH GRANTED BY RICKY
A. DEITERICH AND CRYSTAL A. DEITERICH, HUSBAND AND WIFE, ET AL,
TO MAIN TOWNSHIP. THE DESCRIPTION OF SAID EASEMENT AND/OR RIGHT-
OF-WAY IS MORE FULL SET FORTH IN DEED OF EASEMENT, A COPY OF
WHICH HAS BEEN GIVEN TO DAVID JOHN VITKAUSKAS AND KRISTEN JANET
LEONOVICH SIMULTANEOUSLY WITH THE EXECUTION OF THIS DEED. THE
TERMS OF SAID DEED OF EASEMENT ARE INCORPORATED HEREIN BY
REFERENCE THERETO.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY A. DAVIS, SR. BY DEED
FROM JEFFREY A. DAVIS, SR. AND KAREN A. DAVIS, HUSBAND AND WIFE,
RECORDED 02/01/2001 IN DEED DOCUMENT NO. 200100886.

TAX KEY NUMBER: 22-01B-064

PREMISES BEING: 455 SCENIC AVENUE

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

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

**JEFFREY A. DAVIS, SR., A/K/A
JEFFREY A. DAVIS**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2004-CV-173
:
: 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: 455 SCENIC AVENUE
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$141,638.41

Interest from 4/8/04 \$ _____
to sale date
(per diem-\$23.28)

Total \$ _____ Plus Costs as endorsed.

Clerk *Lana B. Mc...*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *April 10, 2004*
(Seal)

ALL THAT CERTAIN LOT, PIECE AND PARCEL OF LAND SITUATE IN
WONDERVIEW DEVELOPMENT, MAIN TOWNSHIP, COLUMBIA COUNTY,
PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF SCENIC AVENUE AND
IN LINE OF LOT NO. 109; THENCE ALONG LOT NO. 109, NORTH 13
DEGREES 01 MINUTE 05 SECONDS WEST, 136.03 FEET TO A POINT IN LINE
OF LOT NO. 135; THENCE ALONG LINE OF LOT NO. 135, NORTH 77
DEGREES 20 MINUTES EAST, 106.59 FEET TO A POINT IN LINE OF LOT
NO. 107; THENCE ALONG LINE OF LOT NO. 107, SOUTH 13 DEGREES 46
MINUTES 05 SECONDS EAST, 134.23 FEET TO A POINT ON THE NORTHERLY
SIDE OF SCENIC AVENUE AFORESAID; THENCE ALONG THE NORTHERLY SIDE
OF SAID SCENIC AVENUE, SOUTH 76 DEGREES 13 MINUTES 55 SECONDS
WEST, 88.76 FEET TO A POINT IN LINE OF SAID SCENIC AVENUE; THENCE
ALONG SCENIC AVENUE, SOUTH 76 DEGREES 58 MINUTES 55 SECONDS WEST,
19.59 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 14,533.2 SQUARE FEET OF LAND. IT BEING LOT NO. 108 IN
A DRAFT OF LOTS OF WONDERVIEW, INCORPORATED PREPARED BY T. BRYCE
JAMES, R.S., ON APRIL 7, 1975, AS REVISED FEBRUARY 9, 1978.

EXCEPTING AND RESERVING THEREFROM, TO THE GRANTORS, THEIR HEIRS,
EXECUTORS, ADMINISTRATORS AND ASSIGNS, A UTILITY RIGHT-OF-WAY TEN
(10) FEET IN WIDTH ON EACH SIDE OF THE LOT, EXTENDING TO THE
ENTIRE DEPTH OF THE LOT, AND FIFTEEN (15) FEET IN WIDTH ALONG THE
BACK OF SAID LOT AND EXTENDING THE ENTIRE WIDTH OF SAID LOT,
TOGETHER WITH THE RIGHTS OF INGRESS, EGRESS AND REGRESS FOR THE
PURPOSES OF INSTALLING AND MAINTAINING UTILITY LINES, ETC.

ALSO EXCEPTING AND RESERVING FROM THE AFORESAID DESCRIPTION A
RIGHT OF WAY AND EASEMENT BEING 20 FEET IN WIDTH GRANTED BY RICKY
A. DEITERICH AND CRYSTAL A. DEITERICH, HUSBAND AND WIFE, ET AL,
TO MAIN TOWNSHIP. THE DESCRIPTION OF SAID EASEMENT AND/OR RIGHT-
OF-WAY IS MORE FULL SET FORTH IN DEED OF EASEMENT, A COPY OF
WHICH HAS BEEN GIVEN TO DAVID JOHN VITKAUSKAS AND KRISTEN JANET
LEONOVICH SIMULTANEOUSLY WITH THE EXECUTION OF THIS DEED. THE
TERMS OF SAID DEED OF EASEMENT ARE INCORPORATED HEREIN BY
REFERENCE THERETO.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY A. DAVIS, SR. BY DEED
FROM JEFFREY A. DAVIS, SR. AND KAREN A. DAVIS, HUSBAND AND WIFE,
RECORDED 02/01/2001 IN DEED DOCUMENT NO. 200100886.

TAX KEY NUMBER: 22-01B-064

PREMISES BEING: 455 SCENIC AVENUE

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.

JEFFREY A. DAVIS, SR., A/K/A
JEFFREY A. DAVIS

Defendant(s)

: COLUMBIA COUNTY
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-173
:
:
:

VERIFICATION OF NON-MILITARY SERVICE

FRANK FEDERMAN, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended

(b) that defendant **JEFFREY A. DAVIS, SR., A/K/A JEFFREY A. DAVIS** is over 18 years of age and resides at **455 SCENIC AVENUE, BLOOMSBURG, PA 17815.**

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


FRANK FEDERMAN
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
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

JEFFREY A. DAVIS, SR., A/K/A
JEFFREY A. DAVIS

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-173
:
:
:

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
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

JEFFREY A. DAVIS, SR., A/K/A
JEFFREY A. DAVIS

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-173
:
:
:

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
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

JEFFREY A. DAVIS, SR., A/K/A
JEFFREY A. DAVIS

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-173
:

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 Praecipe for the Writ of Execution was filed the following information concerning the real property located at **455 SCENIC AVENUE, BLOOMSBURG, PA 17815**.

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

NAME

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

JEFFREY A. DAVIS, SR.,
A/K/A JEFFREY A. DAVIS

455 SCENIC AVENUE
BLOOMSBURG, PA 17815

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

NAME

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

SAME AS ABOVE

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: 4/7/04

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
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

JEFFREY A. DAVIS, SR., A/K/A
JEFFREY A. DAVIS

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-173
:
:
:

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 Praeceptum for the Writ of Execution was filed the following information concerning the real property located at **455 SCENIC AVENUE, BLOOMSBURG, PA 17815**.

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

NAME

LAST KNOWN ADDRESS

JEFFREY A. DAVIS, SR.,
A/K/A JEFFREY A. DAVIS

455 SCENIC AVENUE
BLOOMSBURG, PA 17815

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NONE

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

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

TENANT/OCCUPANT

**455 SCENIC AVENUE
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

I verify that the statements made in this Affidavit are true and correct to the best of my 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.


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 4/7/04

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
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

JEFFREY A. DAVIS, SR., A/K/A
JEFFREY A. DAVIS

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-173
:

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 Praecipe for the Writ of Execution was filed the following information concerning the real property located at **455 SCENIC AVENUE, BLOOMSBURG, PA 17815**.

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

NAME

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

JEFFREY A. DAVIS, SR.,
A/K/A JEFFREY A. DAVIS

455 SCENIC AVENUE
BLOOMSBURG, PA 17815

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

NAME

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

SAME AS ABOVE

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FRANK FEDERMAN, ESQUIRE

Date: 4/7/04

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
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

JEFFREY A. DAVIS, SR., A/K/A
JEFFREY A. DAVIS

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-173
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:
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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 **455 SCENIC AVENUE, BLOOMSBURG, PA 17815**.

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

NAME

LAST KNOWN ADDRESS

JEFFREY A. DAVIS, SR.,
A/K/A JEFFREY A. DAVIS

455 SCENIC AVENUE
BLOOMSBURG, PA 17815

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NONE

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

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

TENANT/OCCUPANT

**455 SCENIC AVENUE
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 4/7/04

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
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

JEFFREY A. DAVIS, SR., A/K/A
JEFFREY A. DAVIS

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
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: NO. 2004-CV-173
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AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

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A/K/A JEFFREY A. DAVIS

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BLOOMSBURG, PA 17815

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FRANK FEDERMAN, ESQUIRE

Date: 4/7/04

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
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

JEFFREY A. DAVIS, SR., A/K/A
JEFFREY A. DAVIS

Defendant(s)

: COLUMBIA County
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: Court of Common Pleas
:
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:
: NO. 2004-CV-173
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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 Praccipe for the Writ of Execution was filed the following information concerning the real property located at **455 SCENIC AVENUE, BLOOMSBURG, PA 17815**.

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JEFFREY A. DAVIS, SR.,
A/K/A JEFFREY A. DAVIS

455 SCENIC AVENUE
BLOOMSBURG, PA 17815

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NONE

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

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

TENANT/OCCUPANT

**455 SCENIC AVENUE
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

I verify that the statements made in this Affidavit are true and correct to the best of my 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.


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 4/7/04

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
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

JEFFREY A. DAVIS, SR., A/K/A
JEFFREY A. DAVIS

Defendant(s)

: COLUMBIA County
:
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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 Praecipe for the Writ of Execution was filed the following information concerning the real property located at **455 SCENIC AVENUE, BLOOMSBURG, PA 17815**.

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**JEFFREY A. DAVIS, SR.,
A/K/A JEFFREY A. DAVIS**

**455 SCENIC AVENUE
BLOOMSBURG, PA 17815**

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

NAME

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

SAME AS ABOVE

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FRANK FEDERMAN, ESQUIRE

Date: 4/7/04

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
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

JEFFREY A. DAVIS, SR., A/K/A
JEFFREY A. DAVIS

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
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: NO. 2004-CV-173
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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 Praccipe for the Writ of Execution was filed the following information concerning the real property located at **455 SCENIC AVENUE, BLOOMSBURG, PA 17815**.

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JEFFREY A. DAVIS, SR.,
A/K/A JEFFREY A. DAVIS

455 SCENIC AVENUE
BLOOMSBURG, PA 17815

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NONE

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

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

TENANT/OCCUPANT

**455 SCENIC AVENUE
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

I verify that the statements made in this Affidavit are true and correct to the best of my 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.


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: 4/7/04

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
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

JEFFREY A. DAVIS, SR., A/K/A
JEFFREY A. DAVIS

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-173
:
:
:
:

****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

4/7/04

**TO: JEFFREY A. DAVIS, SR., A/K/A JEFFREY A. DAVIS
455 SCENIC AVENUE
BLOOMSBURG, PA 17815**

Your house (real estate) at **455 SCENIC AVENUE, BLOOMSBURG, PA 17815**, 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 **\$141,638.41** 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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RECORDED 02/01/2001 IN DEED DOCUMENT NO. 200100886.

TAX KEY NUMBER: 22-01B-064

PREMISES BEING: 455 SCENIC AVENUE

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

**MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.**

DEFENDANT

**JEFFEREY A. DAVIS, SR., A/K/A JEFFEREY A.
DAVIS**

COURT NO.: 2004-CV-173

SERVE AT:

**455 SCENIC AVENUE
BLOOMSBURG, PA 17815**

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

IDEPUTIZED 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

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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.

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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 Plaintiff(s))

....., 20

HARRY A. ROADARMEL

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 JEFFREY A. DAVIS, SR., A/K/A JEFFREY A. DAVIS and

The defendant will be found at 455 SCENIC AVENUE, BLOOMSBURG, PA 17815

.....Attorney for Plaintiff

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

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

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RECORDED 02/01/2001 IN DEED DOCUMENT NO. 200100806.

TAX KEY NUMBER: 22-01B-064

PREMISES BEING: 455 SCENIC AVENUE

ALL THAT CERTAIN LOT, PIECE AND PARCEL OF LAND SITUATE IN
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CONTAINING 14,533.2 SQUARE FEET OF LAND. IT BEING LOT NO. 108 IN
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PREMISES BEING: 455 SCENIC AVENUE

so that we can return the card to you.
Attach this card to the back of the mailpiece,
or on the front if space permits.

Article Addressed to:

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

Article Number
(Transfer from service label)

Form 3811, August 2001

Domestic Return

7002

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 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 <div style="border-bottom: 1px solid black; width: 100%; text-align: center;"> <i>Samuel J. Ventresca</i> </div> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address </p>
<p>1. Article Addressed to:</p>	<p>B. Received by (Printed Name) _____</p> <p>C. Date of Delivery APR 23 2001</p>
<p>COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230</p>	<p>D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, enter delivery address below: _____</p>
<p>2. Article Number (Transfer from service label)</p>	<p>3. Service Type</p> <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail </div> <div> <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D. </div> </div>
<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>7002 0860 0007 7404 1514</p>	

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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
000344738

Pay

ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

To The
Order
Of

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

DATE	AMOUNT
04/06/2004	*****1,350.00

Void after 90 days

Thomas S. Williams

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