

SHERIFF'S SALE COST SHEET

US Bank vs. Muskegon
 NO. 68-04 ED NO. 162-04 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>12.00</u>	
TOTAL *****		\$ <u>375.00</u>

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

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u> </u>	
TOTAL *****		\$ <u>-0-</u>

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

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

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

TOTAL COSTS (OPENING BID)

1350.00
\$ 680.00
670.00 Refund

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 1 - OF - 15 SERVICES
DOCKET # 68ED2004

PLAINTIFF US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
EQCC HOME EQUITY LOAN TRUST, 1999-3 (NATIONAL
CREDIT LOANS) C/O FAIRBANKS CAPITAL CORP.

DEFENDANT RALPH L. MUSSELMAN
NANCY L. MUSSELMAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
RALPH MUSSELMAN	WRIT OF EXECUTION - MORTGAGE
319 NORTH VINE ST.	FORECLOSURE
BERWICK	

SERVED UPON RALPH MUSSELMAN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04/23/04 TIME 1100 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

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

DEPUTY Paul D. Alb DATE 04/23/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 2 - OF - 15 SERVICES
DOCKET # 68ED2004

PLAINTIFF US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
EQCC HOME EQUITY LOAN TRUST, 1999-3 (NATIONAL
CREDIT LOANS) C/O FAIRBANKS CAPITAL CORP.

DEFENDANT RALPH L. MUSSELMAN
NANCY L. MUSSELMAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
NANCY MUSSELMAN	WRIT OF EXECUTION - MORTGAGE
319 NORTH VINE ST.	FORECLOSURE
BERWICK	

SERVED UPON RALPH MUSSELMAN

RELATIONSHIP HUSBAND IDENTIFICATION _____

DATE 04/23/04 TIME 1100 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Pae Dab

DATE 04/23/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 7 - OF - 15 SERVICES
DOCKET # 68ED2004

PLAINTIFF US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
EQCC HOME EQUITY LOAN TRUST, 1999-3 (NATIONAL
CREDIT LOANS) C/O FAIRBANKS CAPITAL CORP.

DEFENDANT RALPH L. MUSSELMAN
NANCY L. MUSSELMAN

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

SERVED UPON CONNIE GINGER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04/23/04 TIME 1035 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

P. D. Dill

DATE 04/23/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 8 - OF - 15 SERVICES
DOCKET # 68ED2004

PLAINTIFF US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
EQCC HOME EQUITY LOAN TRUST, 1999-3 (NATIONAL
CREDIT LOANS) C/O FAIRBANKS CAPITAL CORP.

DEFENDANT RALPH L. MUSSELMAN
NANCY L. MUSSELMAN

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

SERVED UPON KELLY GREER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 04/23/04 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

P. R. Dill

DATE 04/23/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/12/2004

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 68ED2004

PLAINTIFF US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
EQCC HOME EQUITY LOAN TRUST, 1999-3 (NATIONAL
CREDIT LOANS) C/O FAIRBANKS CAPITAL CORP.

DEFENDANT RALPH L. MUSSELMAN
NANCY L. MUSSELMAN

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

SERVED UPON *John Fisher - Cust Svs*

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-26-4 TIME 0820 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. Gut

DATE 4-26-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/12/2004

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 68ED2004

PLAINTIFF US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
EQCC HOME EQUITY LOAN TRUST, 1999-3 (NATIONAL
CREDIT LOANS) C/O FAIRBANKS CAPITAL CORP.

DEFENDANT RALPH L. MUSSELMAN
NANCY L. MUSSELMAN

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

SERVED UPON Lawyer / ALK Good

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-14 TIME 8:00 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE 4-26-04



Martha E. Von Rosenstiel, PC

Comprehensive Creditors' Rights and Real Estate Services

16 South Lansdowne Avenue • Lansdowne, PA 19050 • 610.623.2660 • www.mvrlaw.com

Facsimile: 610-623-2745

April 26, 2004

Sheriff of Columbia County
Real Estate Sales
Court House
Bloomsburg, PA 17815

FAX: (570) 389-5625

RE: SALE DATE: 07/14/04
MORTGAGOR: Ralph L. Musselman and Nancy L. Musselman
PREMISES: 319 North Vine Street
CRT./TRM. #: 2004-CV-162
OUR FILE #: 14056

Dear Deputy chamberlain:

Please **STAY the Sheriff Sale** scheduled on the above captioned matter as Ch 7, #04-52044 was filed 04/20/04.

Kindly send refund (if applicable) as soon as possible, along with a breakdown showing amounts expended.

Thank you for your assistance in this matter.

Sincerely yours,

Sue Fruit

Sue Fruit
Paralegal

BY: Fax or Email

Tax Notice 2004 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9:30AM - 4PM

CLOSED WEDNESDAY & HOLIDAYS

CLOSED FRIDAY AFTER DISCOUNT

PHONE: 570-752-7442

DATE
03/01/2004

BILL NO.
5136

FOR: COLUMBIA COUNTY		DATE		BILL NO.	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL SINKING LIGHT FIRE BORO RE	15,327	5.646 845 75 1.25 6.1	84.81 12.69 11.27 18.78 91.62	86.54 12.95 11.50 19.16 93.49	95.19 14.25 12.08 20.12 98.16
The discount & penalty have been calculated for your convenience	PAY THIS AMOUNT	219.17	223.64	239.80	
		April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after	

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

MUSSELMAN RALPH L & NANCY L
319 VINE STREET
BERWICK PA 18603

CNTY	TWP	This tax returned to courthouse on:
Discount 2 %	2 %	January 1, 2005
Penalty 10 %	5 %	
PARCEL: 04B-04 -050-01,000		
319 VINE ST		
.0691 Acres	Land	2,500
	Buildings	12,827
	Total Assessment	15,327

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

68

V

REAL ESTATE OUTLINE

ED # 68-04

DATE RECEIVED 4-12-04
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# 32936

****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 23
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. 68 OF 2004 ED AND CIVIL WRIT NO. 162 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Westerly boundary line of Vine Street between Woodlin Street and Third Street and being at the Southeast corner of lands now or late of Yadviga Gorezynski; thence along the Westerly boundary line of Vine Street South 24 degrees, 04 minutes, 16 seconds East, 43.00 feet to an iron pin at the Northeast corner of lands now or late of John Thoryk; thence along the Northerly boundary of said Thoryk lands South 65 degrees, 55 minutes, 44 seconds West 70.00 feet to an iron pin which is located on a course of North 65 degrees, 55 minutes, 44 seconds East and 70.00 feet distant from an iron pin on the Easterly boundary line of Grant Street; thence North 24 degrees, 04 minutes, 16 seconds West, 43.00 feet to an iron pine in the Southerly boundary line of lands of the aforementioned Yadviga Gorezynski; thence along the Southerly boundary line of same North 65 degrees, 55 minutes, 44 seconds East, 70.00 feet to an iron pine, the place of beginning.

CONTAINING 3,010 square feet of land and being known and designated as 319 Vine Street, Berwick, Pennsylvania.

TAX PARCEL #O4B-O4-050-01

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
Martha E. Von Rosenstiel
Po Box 457
Lansdowne, PA 19050

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

SHERIFF'S SALE

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TAX PARCEL #04B-04-050-01

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BEGINNING at an iron pin on the Westerly boundary line of Vine Street between Woodlin Street and Third Street and being at the Southeast corner of lands now or late of Yadviga Gorezynski; thence along the Westerly boundary line of Vine Street South 24 degrees, 04 minutes, 16 seconds East, 43.00 feet to an iron pin at the Northeast corner of lands now or late of John Thoryk; thence along the Northerly boundary of said Thoryk lands South 65 degrees, 55 minutes, 44 seconds West 70.00 feet to an iron pin which is located on a course of North 65 degrees, 55 minutes, 44 seconds East and 70.00 feet distant from an iron pin on the Easterly boundary line of Grant Street; thence North 24 degrees, 04 minutes, 16 seconds West, 43.00 feet to an iron pine in the Southerly boundary line of lands of the aforementioned Yadviga Gorezynski; thence along the Southerly boundary line of same North 65 degrees, 55 minutes, 44 seconds East, 70.00 feet to an iron pine, the place of beginning.

CONTAINING 3,010 square feet of land and being known and designated as 319 Vine Street, Berwick, Pennsylvania.

TAX PARCEL #04B-04-050-01

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
Martha E. Von Rosenstiel
Po Box 457
Lansdowne, PA 19050

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

SHERIFF'S SALE

WEDNESDAY JULY 14, 2004 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 68 OF 2004 ED AND CIVIL WRIT NO. 162 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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Lansdowne, PA 19050

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

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TAX PARCEL #04B-O4-050-01

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Plaintiff's Attorney
Martha E. Von Rosenstiel
Po Box 457
Lansdowne, PA 19050

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

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Westerly boundary line of Vine Street between Woodlin Street and Third Street and being at the Southeast corner of lands now or late of Yadviga Gorezynski; thence along the Westerly boundary line of Vine Street South 24 degrees, 04 minutes, 16 seconds East, 43.00 feet to an iron pin at the Northeast corner of lands now or late of John Thoryk; thence along the Northerly boundary of said Thoryk lands South 65 degrees, 55 minutes, 44 seconds West 70.00 feet to an iron pin which is located on a course of North 65 degrees, 55 minutes, 44 seconds East and 70.00 feet distant from an iron pin on the Easterly boundary line of Grant Street; thence North 24 degrees, 04 minutes, 16 seconds West, 43.00 feet to an iron pine in the Southerly boundary line of lands of the aforementioned Yadviga Gorezynski; thence along the Southerly boundary line of same North 65 degrees, 55 minutes, 44 seconds East, 70.00 feet to an iron pine, the place of beginning.

CONTAINING 3,010 square feet of land and being known and designated as 319 Vine Street, Berwick, Pennsylvania.

TAX PARCEL #04B-04-050-01

Copy

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

US Bank National Association as
Trustee for EQCC Home Equity Loan
Trust, 1999-3 (Nation Credit loans)

vs.

Ralph L. Mussleman and
Nancy L. Musselman

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2004-CV-162 Term, 20. E.D.

No. 2004-ED 68 Term, 20- A.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of _____:

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 describe property below):

PREMISES: 319 North Vine Street
Berwick, PA 18603

Amount Due	\$ <u>30,719.77</u>
Interest from 04/06/04	
to Sale Date @ \$8.73 per diem	\$ _____
Attorney's fees	\$ _____
Costs	\$ _____
Total	\$ _____

as endorsed.

Dated April 12, 2004
(SEAL)

Laura B. Meine

Prothonotary, Common Pleas Court of
Columbia County, Penna.

By: _____
Deputy

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

US Bank National Association as Trustee For : COURT OF COMMON PLEAS
EQCC Home Equity Loan Trust, 1999-3 : COLUMBIA COUNTY
(Nation Credit loans) :
c/o Fairbanks Capital Corp. :
3815 South West Temple :
Salt Lake City UT 84115-4412 : No: 2004-CV-162

Plaintiff

vs.

Ralph L. Musselman and
Nancy L. Musselmman
319 North Vine Street
Berwick, PA 18603

Defendants

AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF DELAWARE :

MARTHA E. VON ROSENSTIEL, attorney for the plaintiff in the above action, sets forth as of the date the praecipe for the Writ of Execution was filed the following information concerning the real property located at 319 North Vine Street, Berwick, PA 18603:

1. Name and address of owners(s) or reputed owner(s)

Ralph L. Musselman
319 North Vine Street
Berwick, PA 18603

Nancy L. Musselmman
319 North Vine Street
Berwick, PA 18603

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

Ralph L. Musselman
319 North Vine Street
Berwick, PA 18603

2004 APR 12 A 9 21

Nancy L. Musselmann
319 North Vine Street
Berwick, PA 18603

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

NONE

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

Citifinancial, Inc.
1115 Old Berwick Road
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 plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815

United States of America
Inheritance Tax Bureau
Washington, DC 20530

PA Department of Revenue
Inheritance Tax Bureau
Strawberry Square, 11th Floor
Harrisburg, PA 17128-1100

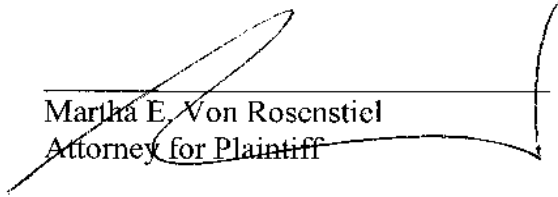
Bureau of Compliance
Clearance Support Section/ATTN: Sheriff's Sale
Dept. 281230
Harrisburg, PA 17129-1230

Family Court/Domestic Relations Office
Columbia County Court House
P.O. Box 389
Bloomsburg, PA 17815

Dept. of Public Welfare
Box 2675
Harrisburg, PA 17105

OCCUPANTS/TENANTS
319 North Vine Street
Berwick, PA 18603

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.



Martha E. Von Rosenstiel
Attorney for Plaintiff

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

US Bank National Association as Trustee For : COURT OF COMMON PLEAS
EQCC Home Equity Loan Trust, 1999-3 : COLUMBIA COUNTY
(Nation Credit loans) :
c/o Fairbanks Capital Corp. :
3815 South West Temple :
Salt Lake City UT 84115-4412 : No: 2004-CV-162

Plaintiff

vs.

Ralph L. Musselman and
Nancy L. Musselmmman
319 North Vine Street
Berwick, PA 18603

Defendants

CERTIFICATION

I hereby certify that I am the attorney of record for the plaintiff in this action against real property, and further certify that this property is:

- () FHA – Tenant Occupied or Vacant
- () Commercial
- () As a result of a Complaint in Assumpsit
- (X) That the plaintiff has complied in all respects with
Section 403 of the Mortgage Assistance Act including but not limited to:
 - (a) Service of the Notice on the defendants
 - (b) Expiration of the 30 days since Service of the notice.
 - (c) Defendants failure to request or appear at meeting
with mortgagee or Consumer Credit Agency.
 - (d) Defendants failure to file application with the
Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff for any false statement given herein.

Martha E. Von Rosenstiel, Esquire

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

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c/o Fairbanks Capital Corp. :
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Plaintiff

vs.

Ralph L. Musselman and
Nancy L. Musselmann
319 North Vine Street
Berwick, PA 18603

Defendants

AFFIDAVIT OF LAST KNOWN ADDRESS

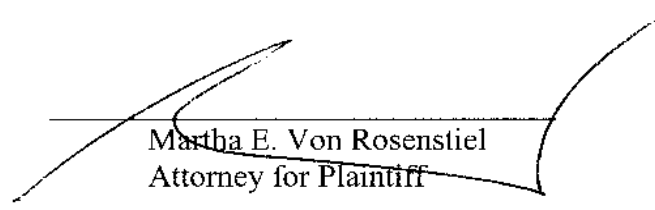
MARTHA E. VON ROSENSTIEL, attorney for the plaintiff in the above action, sets forth as of the date the praecipe for the Writ of Execution was filed the addresses of the parties are as follows:

1. Name and address of owners(s) or reputed owner(s) and/or defendant(s) in the judgment:

Ralph L. Musselman
319 North Vine Street
Berwick, PA 18603

Nancy L. Musselmann
319 North Vine Street
Berwick, PA 18603

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.


Martha E. Von Rosenstiel
Attorney for Plaintiff

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
16 SOUTH LANSDOWNE AVENUE
P.O. BOX 457
LANSDOWNE, PA 19050

PHONE (610) 623-2660

FAX (610) 623-2745

April 6, 2004

Columbia County Sheriff's Office
P.O. Box 380
35 W. Main Street
Bloomsburg, PA 17815

RE: Ralph L. Musselman and Nancy L. Musselmman
319 North Vine Street
Berwick, PA 18603
Our File# 14056
CCP 2004-CV-162

Dear Sir or Madam:

Enclosed please find the documents necessary to schedule the above property for the next available sale date. Please advise me when the Sheriff's Sale has been scheduled.

Please make service on person(s) named AT ALL ADDRESSES INDICATED (OR
serve any adult in charge of premises and note name and relationship to
defendant(s) on service return. Special service will be noted.

Ralph L. Musselman
319 North Vine Street
Berwick, PA 18603

AND

Nancy L. Musselmman
319 North Vine Street
Berwick, PA 18603

I have enclosed a self-addressed stamped envelope for your convenience in returning the service form. Thank you for your assistance in this matter.

Sincerely yours,

Sue Fruit
Sue Fruit

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

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(Nation Credit loans) :
c/o Fairbanks Capital Corp. :
3815 South West Temple :
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Plaintiff

vs.

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SS

COUNTY OF DELAWARE :

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319 North Vine Street
Berwick, PA 18603

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319 North Vine Street
Berwick, PA 18603

Nancy L. Musselmann
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Berwick, PA 18603

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

NONE

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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 plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815

United States of America
Inheritance Tax Bureau
Washington, DC 20530

PA Department of Revenue
Inheritance Tax Bureau
Strawberry Square, 11th Floor
Harrisburg, PA 17128-1100

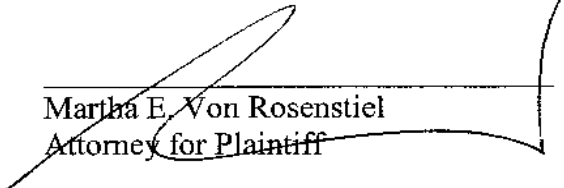
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Harrisburg, PA 17129-1230

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Columbia County Court House
P.O. Box 389
Bloomsburg, PA 17815

Dept. of Public Welfare
Box 2675
Harrisburg, PA 17105

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319 North Vine Street
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Attorney for Plaintiff

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16 South Lansdowne Avenue
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610 623-2660
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Plaintiff

vs.

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Defendants

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- () As a result of a Complaint in Assumpsit
- (X) That the plaintiff has complied in all respects with
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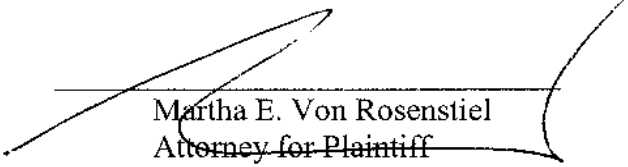
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Berwick, PA 18603

Nancy L. Musselmman
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Martha E. Von Rosenstiel
Attorney for Plaintiff

Martha E. Von Rosenstiel
Attorney for Plaintiff
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

SHORT DESCRIPTION

DOCKET# 2004-CV-162

IN THE Borough of Berwick, County of Columbia and State of Pennsylvania at an iron pin on the Westerly boundary line of Vine Street between Woodlin Street and Third

FRONT: 70.00 feet DEPTH: 43.00 feet

TAX PARCEL# 04B-04-050-01

PROPERTY: 319 North Vine Street, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF: Ralph L. Musselman and Nancy L. Musselman

Martha E. Von Rosenstiel
Attorney for Plaintiff
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

SHORT DESCRIPTION

DOCKET# 2004-CV-162

IN THE Borough of Berwick, County of Columbia and State of Pennsylvania at an iron pin on the Westerly boundary line of Vine Street between Woodlin Street and Third

FRONT: 70.00 feet DEPTH: 43.00 feet

TAX PARCEL# 04B-04-050-01

PROPERTY: 319 North Vine Street, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF: Ralph L. Musselman and Nancy L. Musselman

Martha E. Von Rosenstiel
Attorney for Plaintiff
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

SHORT DESCRIPTION

DOCKET# 2004-CV-162

IN THE Borough of Berwick, County of Columbia and State of Pennsylvania at an iron pin on the Westerly boundary line of Vine Street between Woodlin Street and Third

FRONT: 70.00 feet DEPTH: 43.00 feet

TAX PARCEL# 04B-04-050-01

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IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF: Ralph L. Musselman and Nancy L. Musselman

Martha E. Von Rosenstiel
Attorney for Plaintiff
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

SHORT DESCRIPTION

DOCKET# 2004-CV-162

IN THE Borough of Berwick, County of Columbia and State of Pennsylvania at an iron pin on the Westerly boundary line of Vine Street between Woodlin Street and Third

FRONT: 70.00 feet DEPTH: 43.00 feet

TAX PARCEL# 04B-04-050-01

PROPERTY: 319 North Vine Street, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF: Ralph L. Musselman and Nancy L. Musselman

Martha E. Von Rosenstiel
Attorney for Plaintiff
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

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Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

US Bank National Association as Trustee For : COURT OF COMMON PLEAS
EQCC Home Equity Loan Trust, 1999-3 : COLUMBIA COUNTY
(Nation Credit loans) :
c/o Fairbanks Capital Corp. :
3815 South West Temple :
Salt Lake City UT 84115-4412 : No: 2004-CV-162

Plaintiff

vs.

Ralph L. Musselman and
Nancy L. Musselmmman
319 North Vine Street
Berwick, PA 18603

Defendants

**THIS IS AN ATTEMPT TO COLLECT A DEBT ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: Ralph L. Musselman and Nancy L. Musselmmman
319 North Vine Street
Berwick, PA 18603**

Your house and/or real estate at 319 North Vine Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on _____ at 10:00 A.M. to enforce the court judgment of \$30,719.77 obtained by US Bank National Association as Trustee For EQCC Home Equity Loan Trust, 1999-3 (Nation Credit loans) against you.

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

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

1. The sale will be cancelled if you pay to US Bank National Association as Trustee For EQCC Home Equity Loan Trust, 1999-3 (Nation Credit loans) the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 610 623-2660.

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 contact 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 bid price by calling 610 623-2660.

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 the 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 610 623-2660.

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

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on a date to be announced by the Sheriff. 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 Schedule of Distribution is posted.

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

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

**NORTH PENN LEGAL SERVICES
168 E. 5TH STREET
BLOOMBERG, PA 17815
(570) 784-8760**

US Bank National Association as Trustee For : COURT OF COMMON PLEAS
EQCC Home Equity Loan Trust, 1999-3 : COLUMBIA COUNTY
(Nation Credit loans) :
c/o Fairbanks Capital Corp. :
3815 South West Temple :
Salt Lake City UT 84115-4412 : No: 2004-CV-162

Plaintiff

vs.

Ralph L. Musselman and
Nancy L. Musselmman
319 North Vine Street
Berwick, PA 18603

Defendants

CLAIM FOR EXEMPTION

To the Sheriff:

I, the above named defendant, claim exemption of property from levy or attachment:

(1) From my real property in my possession which has been levied upon,

(a) I desire that my \$300.00 statutory exemption be set-aside in kind (specify real property to be set-aside in kind):

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at

(Address) (Telephone Number)

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date:

Signature

THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURT HOUSE, 35 WEST MAIN STREET
BLOOMSBURG, PA 17815
570-389-5622

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Westerly boundary line of Vine Street between Woodlin Street and Third Street and being at the Southeast corner of lands now or late of Yadviga Gorezynski; thence along the Westerly boundary line of Vine Street South 24 degrees, 04 minutes, 16 seconds East, 43.00 feet to an iron pin at the Northeast corner of lands now or late of John Thoryk; thence along the Northerly boundary of said Thoryk lands South 65 degrees, 55 minutes, 44 seconds West 70.00 feet to an iron pin which is located on a course of North 65 degrees, 55 minutes, 44 seconds East and 70.00 feet distant from an iron pin on the Easterly boundary line of Grant Street; thence North 24 degrees, 04 minutes, 16 seconds West, 43.00 feet to an iron pine in the Southerly boundary line of lands of the aforementioned Yadviga Gorezynski; thence along the Southerly boundary line of same North 65 degrees, 55 minutes, 44 seconds East, 70.00 feet to an iron pine, the place of beginning.

CONTAINING 3,010 square feet of land and being known and designated as 319 Vine Street, Berwick, Pennsylvania.

TAX PARCEL #04B-04-050-01

MARTHA E. VON ROSENSTIEL, P.C.
F-ACCOUNT
16 SOUTH LANSOWNE AVENUE
LANSOWNE, PA 19050-2102

PNC BANK, NATIONAL ASSOCIATION
PHILADELPHIA, PA
3-5/310

32936

4/5/2004

PAY TO THE ORDER OF Sheriff Of Columbia County

\$ **1,350.00

One Thousand Three Hundred Fifty and 00/100*****

Sheriff Of Columbia County

DOLLARS

MEMO 14056

Maurice Vetter

⑈032936⑈ ⑈031000053⑈ 8542938948⑈



September 16, 2004

Timothy T. Chamberlain
Sheriff of Columbia County
P.O. Box 380
Bloomsburg, Pa 17815

Dear Timothy:

I am returning the enclosed check to your office. A payment was made on this account to bring it up to date.

If you have any questions or need any other information please contact me at 570-752-8477.

Sincerely,

Kelly Greer
Kelly Greer

Enc.

M. D. Resnick

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

1-25
SHERIFF'S SALE COST SHEET

US Bank, N.A. vs. Ralph & Nancy Musselman
NO. 68-04 ED NO. 62-04 JD DATE/TIME OF SALE 8-25-04 1000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>240.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>47.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>8.00</u>	
NOTARY	\$ <u>12.00</u>	
TOTAL *****		\$ <u>496.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>649.52</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>874.52</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>239.80</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>1939.45</u>	
TOTAL *****		\$ <u>2179.25</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>276.02</u>	
WATER 20	\$	
TOTAL *****		\$ <u>276.02</u>

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$4047.29

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank, N.A. vs Ralph & Nancy Musse/ma

NO. 68-04 ED NO. 162-04 JD

DATE/TIME OF SALE: 8-25-04 1000

BID PRICE (INCLUDES COST) \$ 4047.29

POUNDAGE - 2% OF BID \$ 80.95

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4128.24

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 4128.24

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2778.24

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
16 SOUTH LANSDOWNE AVENUE
P.O. BOX 457
LANSDOWNE, PA 19050

610)623-2660

(610)623-2745 Fax

September 1, 2004

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

RE: Ralph L. Musselman and Nancy L. Musselmman
319 North Vine Street
Berwick PA 18603
Docket # 2004-CV-162

Dear Sir/Madam:

This will confirm that at the sheriff's sale of 8/25/2004 the above property was sold to our office as attorney on the writ. I hereby assign our bid for the property to US Bank National Association as Trustee for the holders of the EQCC Home Equity Loan Asset Backed Certificates Series 1999-3, its successors and assigns, c/o Select Portfolio Servicing, Inc., 3815 South West Temple, Salt Lake City, UT 84165 and ask that a Deed Poll be prepared and recorded accordingly. The transfer tax affidavit is enclosed in duplicate for your convenience.

I have enclosed a check for \$2,778.24 to cover your costs.

The transfer is exempt from state and from local transfer taxes.

Kindly submit your final bill as soon as possible, so that settlement can be made and sale completed.

I appreciate your assistance.

Sincerely yours,

Mary Kay Bowden
Post Sale Supervisor

Enclosure



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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name	Martha E. Von Rosenstiel	Telephone Number	(610) 623-2660
Street Address	16 South Lansdowne Avenue	City	Lansdowne
		State	PA
		Zip Code	19050

B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document
Street Address	Grantee(s)/Lessee(s)
35 West Main Street	US Bank National Association as trustee for the holders of the
City	EQCC Home Equity Loan Asset Backed Certificates Series 1999-3
Bloomsburg	Street Address
PA	c/o Select Portfolio Servicing, Inc. 3815 South West Temple
Zip Code	City
17815	Salt Lake City
	State
	UT
	Zip Code
	84165

C PROPERTY LOCATION

Street Address	City, Township, Borough
319 North Vine	Berwick Borough
County	School District
Columbia	Tax Parcel Number
	04B-04-050-01

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$1.00	+	= \$1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$15,327.00	x 3.05	= \$46,747.35

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 Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ 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.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 733, Page Number 1055
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) transfer into a foreclosing mortgagee in connection with a
judicial sale of the property in mortgage foreclosure

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
<i>Mary Kay Brandon</i>	9/2/04

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

36045

MARTHA E. VON ROSENSTIEL, P.C.
F-ACCOUNT

16 SOUTH LANSDOWNE AVENUE
LANSDOWNE, PA 19050-2102

PNC BANK, N.A.
PHILADELPHIA, PA
3 5/310

9/2/2004

PAY TO THE
ORDER OF Sheriff Of Columbia County

\$ **2,778.24

Two Thousand Seven Hundred Seventy-Eight and 24/100***** DOLLARS

Sheriff Of Columbia County

MEMO 14056

⑈036045⑈ ⑆031000053⑆ 8542938948⑈

Maurice Vetter

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 August 4, 11, 18, 2004 exactly as printed and published; that the affiant is one of the owners and publishers of said

SHERIFF'S SALE
WEDNESDAY AUGUST 25, 2004 AT 10:00 AM
BY VIRTUE OF A WRIT OF EXECUTION NO. 68 OF 2004 ED AND CIVIL WRIT NO. 162 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 or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:
BEGINNING at an iron pin on the Westerly boundary line of Vine Street between Woodlin Street and Third Street and being at the Southeast corner of lands now or late of Yadviga Gorezynski; thence along the Westerly boundary line of Vine Street South 24 degrees, 04 minutes, 16 seconds East, 43.00 feet to an iron pin at the Northeast corner of lands now or late of John Thoryk; thence along the Northerly boundary of said Thoryk lands South 65 degrees, 55 minutes, 44 seconds West 70.00 feet to an iron pin which is located on a course of North 65 degrees, 55 minutes, 44 seconds East and 70.00 feet distant from an iron pin on the Easterly boundary line of Grant Street; thence North 24 degrees, 04 minutes, 16 seconds West, 43.00 feet to an iron pine in the Southerly boundary line of lands of the aforementioned Yadviga Gorezynski; thence along the Southerly boundary line of same North 65 degrees, 55 minutes, 44 seconds East, 70.00 feet to an iron pine, the place of beginning.
CONTAINING 3,010 square feet of land and being known and designated as 319 Vine Street, Berwick, Pennsylvania.
TAX PARCEL #04B-04-050-01
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

advertisement was published; that neither the affiant nor Press subject matter of said notice and advertisement and that all of the statement as to time, place, and character of publication are true.

PARCEL

before me this 19th day of August, 2004.



(Notary Public)

Commonwealth Of Pennsylvania
My commission expires
Notary Seal
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007

Member, Pennsylvania Association Of Notaries

....., 20....., I hereby certify that the advertising and to \$..... for publishing the foregoing notice, and the said in full.

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

US BANK NATIONAL ASSOCIATION

VS.

RALPH AND NANCY MUSSELMAN

WRIT OF EXECUTION #68 OF 2004 ED

POSTING OF PROPERTY

JULY 19, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF RALPH AND NANCY MUSSELMAN AT 319 VINE STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

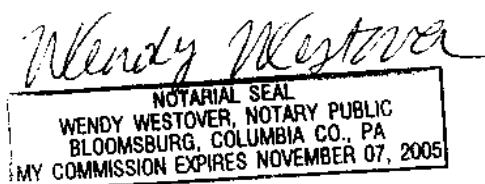
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 28TH DAY OF JULY 2004



8

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
16 South Lansdowne Avenue
P.O. Box 457
Lansdowne, PA 19050
610 623-2660
Attorney I.D.# 52634

Attorney for Plaintiff

US Bank National Association as Trustee For	:	COURT OF COMMON PLEAS
EQCC Home Equity Loan Trust, 1999-3	:	COLUMBIA COUNTY
(Nation Credit loans)	:	
c/o Fairbanks Capital Corp.	:	
3815 South West Temple	:	
Salt Lake City UT 84115-4412	:	No: 2004-CV-162
	:	
Plaintiff	:	
vs.	:	
Ralph L. Musselman and	:	
Nancy L. Musselmman	:	
319 North Vine Street	:	
Berwick, PA 18603	:	

Defendants

AFFIDAVIT OF SERVICE OF NOTICES PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF DELAWARE :

MARTHA E. VON ROSENSTIEL, attorney for the plaintiff in the above action, hereby certifies that service of the Notice under Rule 3129.1, in the above matter was made on the defendants by Sheriff's Service and/or via certified mail, return receipt requested and regular first class mail (unless otherwise stated) as evidenced by the attached postal receipts; and on all interested parties, set forth below, by regular first class mail, postage prepaid, as evidenced by the attached certificates of mailing :

1. Name and address of owners(s) or reputed owner(s)

Ralph L. Musselman
319 North Vine Street
Berwick, PA 18603

Nancy L. Musselmman
319 North Vine Street
Berwick, PA 18603

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

Ralph L. Musselman
319 North Vine Street
Berwick, PA 18603