

SHERIFF'S SALE COST SHEET

NIER S VS. L. J. / 1991 & 1992 Hemmick
 NO. 124-05 ED NO. 1176-04 JD DATE/TIME OF SALE 5:00 PM

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	<u>\$195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	<u>\$32.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	<u>\$32.50</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>\$6.50</u>	
NOTARY	<u>\$15.00</u>	
TOTAL *****		<u>\$ 369.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	<u>\$ 736.00</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		<u>\$ 886.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$	
TOTAL *****		<u>\$ -0-</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>\$ 90.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		<u>\$ -0-</u>

TOTAL COSTS (OPENING BID) \$ 1350.00



PHELAN HALLINAN & SCHMIEG
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Fax: 215-563-7009

Peter J. Tremper
Legal Assistant, Ext. 1481

Representing Lenders in
Pennsylvania and New Jersey

To: Office of the Sheriff
COLUMBIA County

Attn: Real Estate Dept.

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
vs.
WILLIAM H. HUMMEL
RENA M. HUMMEL
COLUMBIA- No. 2004 CV 1170 MF

Premises: 2401 FRONT STREET
BERWICK, PA 18603

Dear Sir/Madam:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for **MARCH 15, 2006.**

X Please stay the above referenced Sheriff's Sale. Please be further advised that no consideration was reported to have been received to our office.

Yours truly,

Peter J. Tremper for
PHELAN, HALLINAN & SCHMIEG

SHERIFF'S SALE COST SHEET

MERS VS. William & Rona Hummel
 NO. 124-05 ED NO. 1170-04 JD DATE/TIME OF SALE 3-15-06 1030

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>32.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</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>6.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>445.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>736.00</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>961.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>42.50</u>	
TOTAL *****		\$ <u>52.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>200.25</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>205.25</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>3552.62</u>	
WATER 20	\$	
TOTAL *****		\$ <u>3552.62</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 5356.87

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

MEKS VS William & Renq Hamme/

NO. 124-05 ED NO. 1170-04 JD

DATE/TIME OF SALE: 3-15-06 1030

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

Tax Bill Master Transaction Detail

- HUMMEL, WILLIAM H & RENA M --- 2006-06 -RE-009978

Lotaxis

Tax

Taxpayer Name	Bill #	Post Date	Disc Amt	Face Amt	Pent Amt	Code	Category
HUMMEL, WILLIAM H & RENA M	009978	03/02/2006	127.53	119.93	131.92	G	O
HUMMEL, WILLIAM H & RENA M	009978	03/02/2006	54.72	55.84	61.42	R	O
HUMMEL, WILLIAM H & RENA M	009978	03/02/2006	28.00	28.57	31.43	S	O
Sub-Total			200.25	204.34	224.77		

CF

- item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, on the front if space permits.

1. Article Addressed to:

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

Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

2. Article Number
(Transfer from service label)

7004 2890 0001 4116 1169

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

2. Article Number
(Transfer from service label)

7004 2890 0001 4116 1152

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

2. Article Number
(Transfer from service label)

7004 2890 0001 4116 1183

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

2. Article Number
(Transfer from service label)

7004 2890 0001 4116 1152

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☒ Address

B. Received by (Printed Name)

OCT 13 2005

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☒ Address

B. Received by (Printed Name)

OCT 14 2005

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☒ Address

B. Received by (Printed Name)

OCT 13 2005

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

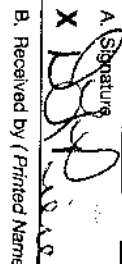
SENDER: COMPLETE THIS SECTION

- Complete items 1., 2. and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  ☐ Agent ☒ Addressee
- B. Received by (Printed Name) Oct 13 2005
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

2. Article Number
(Transfer from service label)

7004 2890 0001 4116 1176

PS Form 3811, February 2004

Domestic Return Receipt


SENDER: COMPLETE THIS SECTION

- Complete items 1., 2. and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Commonwealth of PA
Dept. 280946
Harrisburg, PA 17128

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  ☐ Agent ☒ Addressee
- B. Received by (Printed Name) Oct 13 2005
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

2. Article Number
(Transfer from service label)

7004 2890 0001 4116 1145

PS Form 3811, February 2004

Domestic Return Receipt



March 8, 2006

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

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
VS**

**WILLIAM H. HUMMEL
RENA M. HUMMEL**

DOCKET # 124ED2005

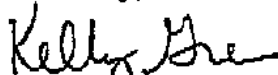
JD # 1170JD2004

Dear Timothy:

The updated balance on sewer account #601103 for the property located at 2401 W. Front Street, Berwick through March 2006 is \$3552.62. The amount to pay the sewer bill through March 2006 is \$3436.62, plus \$116.00 to satisfy a lien.

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

Sincerely,



Kelly Greer
Authority Clerk

Hearing Impaired 711
"BAJSA is an Equal Opportunity Provider and Provider"
1108 Freas Avenue • Berwick, Pennsylvania 18603

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

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

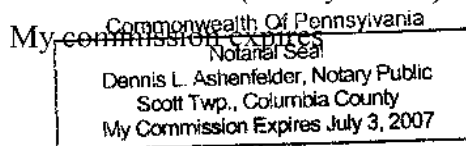
Brandon R. Eyerly, Publisher, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice January 25; February 1, 8, 2006 as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 9th day of February, 2006



(Notary Public)



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.

.....

124

PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1478
Operated Assisted # 215-563-7000 ext 1478
Fax # 215-563-8656
Lisa.Steinman@fedphe.com

January 20, 2006

Office of the Sheriff
COLUMBIA County Courthouse

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
V. WILLIAM H. HUMMEL and RENA M. HUMMEL
COLUMBIA COUNTY, NO. 2004-CV-1170

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

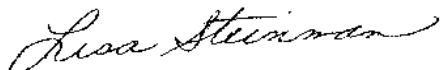
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,



LISA STEINMAN
For PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 2/15/06 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

) CIVIL ACTION

vs.

WILLIAM H. HUMMEL
RENA M. HUMMEL

) CIVIL DIVISION
) NO. 2004-CV-1170

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

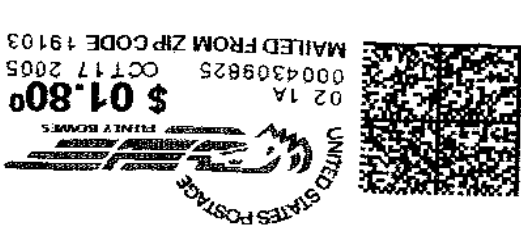
SS:

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

DATE: January 20, 2006


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Name and Address Of Sender
PHELAN HALLINAN & SCHMIEG, LLP, LLP
One Penn Center at Suburban Station Suite 1400
Philadelphia, PA 19103-1814 TEAM 3/



Line	A. Article Number	Name of Addressee, Street, and Post Office Address	Posta
1	****	Tenant/Occupant 2401 FRONT STREET BERWICK, PA 18603	
2		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. Box 380 Bloomsburg, PA 17815	
4		COMMONWEALTH OF PENNSYLVANIA BUREAU OF COMPLAINT DEPT. 280946 HARRISBURG, PA 17128-0946	
5		P.P. & L C/O FRANK BAKER, ESQ. 6009 BEW BERWICK HIGHWAY BLOOMSBURG, PA 17815	
6		BERWICK AREA JOINT SEWER AUTHORITY C/O ANTHONY J. MCDONALD, ESQ. 208 EAST SECOND STREET BERWICK, PA 18603	
7			
8			
9			
10			
11			
12			
		RE: WILLIAM H. HUMMEL TEAM 3	

Total Number of Pieces Listed By Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name Of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of non-negotiable documents under Express Mail document reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.
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PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1478
Operated Assisted # 215-563-7000 ext 1478
Fax # 215-563-8656
Lisa.Steinman@fedphe.com

January 20, 2006

Office of the Sheriff
COLUMBIA County Courthouse

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
V. WILLIAM H. HUMMEL and RENA M. HUMMEL

COLUMBIA COUNTY, NO. 2004-CV-1170
PREMISES: 2401 FRONT STREET, BERWICK, PA 18603

Dear Sir/madam,

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

Yours truly,

Lisa Steinman for
Phelan Hallinan & Schmieg, LLPG

*****PROPERTY IS LISTED FOR THE 2/15/06 SHERIFF'S SALE.*****

AFFIDAVIT OF SERVICE

NMK

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

**COLUMBIA County
No 2004 CV 1170 MF
F&P# 100606
Type of Action
- Notice of Sheriff's Sale**

**Defendant(s): WILLIAM H. HUMMEL
RENA M. HUMMEL**

Sale Date: 2/15/06

**Address: 2401 FRONT STREET
BERWICK, PA 18603**

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

SERVED

Served and made known to William H. Hummel, Defendant, on the 20th day of October, 2005, at 12:55 o'clock P.m., at 2401 Front Street Berwick, PA 18603, Commonwealth of Pennsylvania, in the manner described below:

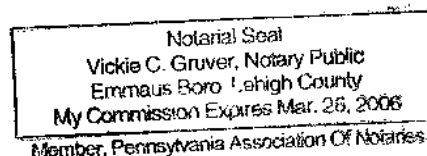
☐ Defendant personally served.
☒ Adult family member with whom Defendant(s) reside(s). Relationship is wife, one Rena M Hummel.
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person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

Description: Age 45⁺ Height 5'5⁺ Weight 220⁺ Race W Sex F Other _____

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

Sworn to and subscribed
before me this 21 day
of October, 2005
Notary: Vickie C. Gruver

By: D. Huber



NOT SERVED

On the _____ day of _____, 200__, at _____ o'clock ____m., Defendant **NOT FOUND** because:
____ Moved ____ Unknown ____ No Answer ____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200_.
Notary: _____

By: _____

Attorney for Plaintiff

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

AFFIDAVIT OF SERVICE

NMK

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

**COLUMBIA County
No 2004 CV 1170 MF
F&P# 100606
Type of Action
- Notice of Sheriff's Sale**

**Defendant(s): WILLIAM H. HUMMEL,
RENA M. HUMMEL**

Sale Date: 2/15/06

**Address: 2401 FRONT STREET
BERWICK, PA 18603**

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

SERVED

Served and made known to Rena M. Hummel, Defendant, on the 20th day of October, 2005, at 12:55 o'clock P.m., at 2401 Front Street, Commonwealth of Pennsylvania, in the Berwick, PA 18603 manner described below:

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

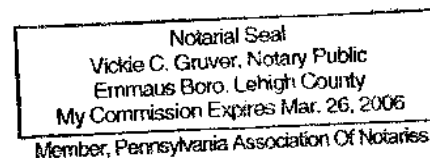
Description: Age 45⁺ Height 5'5⁺ Weight 220⁺ Race W Sex F Other _____

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

Sworn to and subscribed
before me this 21 day
of October, 2005
Notary:

Vickie Gruver

By: D. Huber



NOT SERVED

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

____ Moved ____ Unknown ____ No Answer ____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

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

Notary:

By:

Attorney for Plaintiff

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

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.

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

VS.


WILLIAM AND RENA HUMMEL


WRIT OF EXECUTION #124 OF 2005 ED

POSTING OF PROPERTY

January 10, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF WILLIAM AND RENA HUMMEL AT 2401 WEST FRONT ST. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

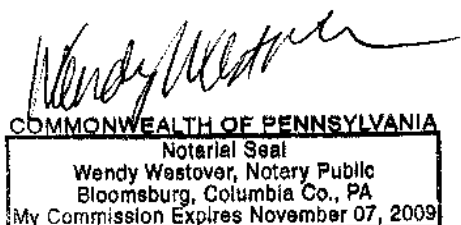
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 11TH DAY OF JANUARY 2005



TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

MORTGAGE ELECTRONIC REGISTRATION Docket # 124ED2005
SYSTEMS, INC.

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

WILLIAM H. HUMMEL
RENA M. HUMMEL

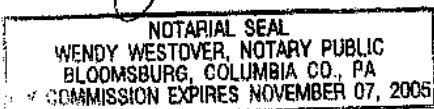
AFFIDAVIT OF SERVICE

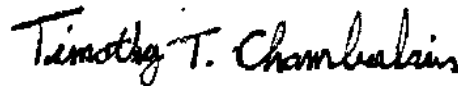
NOW, THIS THURSDAY, OCTOBER 13, 2005, AT 9:30 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON RENA HUMMEL AT 2401 FRONT
ST., BERWICK BY HANDING TO RENA HUMMEL, A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, OCTOBER 13, 2005


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
C. CARROLL
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6306

MORTGAGE ELECTRONIC REGISTRATION Docket # 124ED2005
SYSTEMS, INC.

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

WILLIAM H. HUMMEL
RENA M. HUMMEL

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, OCTOBER 13, 2005, AT 9:35 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON WILLIAM HUMMEL AT 2401 FRONT
ST., BERWICK BY HANDING TO RENA HUMMEL, WIFE, A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

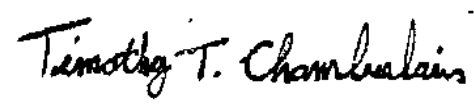
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, OCTOBER 13, 2005

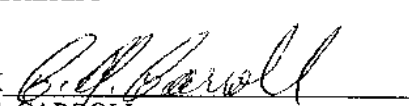

NOTARY PUBLIC

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

X


TIMOTHY T. CHAMBERLAIN
SHERIFF

X


C. CARROLL
DEPUTY SHERIFF



October 14, 2005

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

VS

**WILLIAM E. HUMMEL
RENA M. HUMMEL**

DOCKET # 124ED2005

JD # 1170JD2004

Dear Timothy:

The balance on sewer account #601103 for the property located at 2401 W. Front Street, Berwick through February 2006 is \$4416.07. The amount owed for the sewer account through February 2006 \$4300.07, plus \$116.00 to satisfy a lien.

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

Sincerely,


Kelly Greer
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

Tax Notice 2005 County & Municipality

MAKE CHECKS PAYABLE TO:

SANDRA L KERSHNER
152 W RITTENHOUSE MILL RD
BERWICK, PA 18603

HOURS: 9AM - NOON - THE LAST TWO SATURDAYS
OF MARCH THROUGH OCTOBER.

OTHER TIMES BY APPOINTMENT.

PHONE: 570-759-1741

BILL NO. 9949

DATE 03/01/2005

FOR: COLUMBIA COUNTY

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	21,241	5.648	117.53	119.93	131.92
SINKING		1.345	28.00	28.57	31.43
BORO RE		2.629	54.72	55.84	61.42
PAY THIS AMOUNT					224.77
The discount & penalty have been calculated for your convenience					June 30 if paid after

This tax returned to courthouse on: January 1, 2006

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	10 %
PARCEL: 06-1B2-027-00.000	
2401 W FRONT ST	
2913 Acres	Land 2.538
	Buildings 18,703
Total Assessment	21,241

HUMMEL WILLIAM H & RENNA M
2401 WEST FRONT STREET
BERWICK PA 18603

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TAX NOTICE 2005 SCHOOL REAL ESTATE

MAKE CHECKS PAYABLE TO:

SANDRA L. KERSHNER
152 W RITTENHOUSE MILL Road
BERWICK, PA 18603

HOURS 9-NOON LAST 2 SATURDAYS
MARCH-OCTOBER
OTHER TIMES BY APPT ONLY
PHONE 570-759-1741

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT DUE	INCL PENALTY
REAL ESTATE	21,241	44.750	931.52	950.53	1045.58
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is recommended. This tax notice must be returned with your payment. For a receipt, enclose a SASE.					
PAY THIS AMOUNT			Sept 30 IF PAID ON OR BEFORE	Nov 30 IF PAID ON OR BEFORE	Dec 1-15 IF PAID AFTER
			931.52	950.53	1045.58

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION	AMOUNT
PARCEL 06 1R2U2700000	
2401 W FRONT ST	2538.00
0446-0536	18763.00
0.29 ACRES	

Original MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

HUMMEL WILLIAM H & RENNA M
2401 WEST FRONT STREET
BERWICK PA 18603

SCHOOL PENALTY 10%
TAX RETURNED TO
COURTHOUSE DEC 15

TIMOTHY T. CHAMBERLAIN

SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 390
BLOOMSBURG, PA 17815
TEL: (717) 389-5622PHONE
(717) 389-562224 HOUR PHONE
(717) 389-6389

Tuesday, October 11, 2005

~~CONNIE BUGH~~ TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK, PA 18603-

Sandra Kershner
Briar Creek Boro Tax Collector

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
VS
WILLIAM H. HUMMEL
RENA M. HUMMEL

DOCKET # 124ED2005

JD # 1170JD2004

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

KERSHNER - BORO
BRIAR CREEK TWP.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/11/2005

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 124ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT WILLIAM H. HUMMEL
RENA M. HUMMEL

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
WILLIAM HUMMEL	WRIT OF EXECUTION - MORTGAGE
2401 FRONT ST.	FORECLOSURE
BERWICK	

SERVED UPON RENA HUMMEL

RELATIONSHIP WIFE OF DEFENDANT IDENTIFICATION _____

DATE 10/13/05 TIME 0935 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

10/12/05 1125 CHAMBERLAIN NOT HOME - L.C.

DEPUTY

C. H. Chamberlain

DATE

10/13/05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/11/2005

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 124ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT WILLIAM H. HUMMEL
RENA M. HUMMEL

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
RENA HUMMEL	WRIT OF EXECUTION - MORTGAGE
2401 FRONT ST.	FORECLOSURE
BERWICK	

SERVED UPON RENA HUMMEL

RELATIONSHIP DEFENDANT IDENTIFICATION _____

DATE 10/13/05 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
<u>10/12/05</u>	<u>1125</u>	<u>CHAMBERLAIN</u>	<u>NOT HOME - L.O.</u>

DEPUTY

C. D. Chamberlain

DATE

10/13/05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/11/2005

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 124ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT WILLIAM H. HUMMEL
RENA M. HUMMEL

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON CONNIE GINGHER - TAX COLLECTOR

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10/13/05 TIME 1745 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 _____

☒ OTHER (SPECIFY) SUBJECT SERVED AT
ABOVE SHOWN ADDRESS

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

DEPUTY [Signature] DATE 10/13/05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/11/2005

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 124ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT WILLIAM H. HUMMEL
RENA M. HUMMEL

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

BERWICK SEWER

1108 FREAS AVE.

BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON KELLY CLERK

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 10/13/05 TIME 10:33 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) SERVED CLERK AT
OFFICE OF BERWICK SEWER BOARD ABOVE

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

10/13/05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/11/2005

SERVICE# 4 - OF - 14 SERVICES
DOCKET # 124ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT WILLIAM H. HUMMEL
RENA M. HUMMEL

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
PP&L C/O FRANK BAKER, ESQ.	WRIT OF EXECUTION - MORTGAGE
6009 COLUMBIA BLVD	FORECLOSURE
BLOOMSBURG	

SERVED UPON FRANK BAKER, ESQ.

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10/12/05 TIME 10:55 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) SERVED ON FRANK BAKER ESQ,
AT HIS LAW OFFICE

ATTEMPTS

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

DEPUTY

Carroll

DATE

10/12/05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/11/2005

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 124ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT WILLIAM H. HUMMEL
RENA M. HUMMEL

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON CHRIS MAW

RELATIONSHIP DOMESTIC RELATIONS
EMPLOYMENT OFFER IDENTIFICATION _____

DATE 10/12/05 TIME 6:30 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) LESLEY LEVAN - D.R. CLEAR OUT SIGN
BOARD (ARTICLE CLEAR) RECEIVED PROCESS

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

DEPUTY Barrell DATE 10/12/05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/11/2005

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 124ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT WILLIAM H. HUMMEL
RENA M. HUMMEL

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DEB. MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 10/12/05 TIME 0840 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) SERVED TO CLERK AT
TAX OFFICE IN COURTHOUSE

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

Carroll

DATE

10/12/05

**UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF PENNSYLVANIA**

Name of Debtor

HUMMEL, WILLIAM H. & RENA M

Case Number

05-50748

Name of Creditor (The person or other entity to whom the debtor owes money or property):

COLUMBIA COUNTY TAX CLAIM

Name and Address where notices should be sent:

COLUMBIA COUNTY TAX CLAIM
COLUMBIA COUNTY COURTHOUSE
BOX 380
BLOOMSBURG PA 17815

Telephone Number:

570-389-5643

Account or other number by which creditor identifies debtor:

06-182-027-00,000

Check here if
this claim
☐ replaces
☐ amends

a previously filed claim, dated

1. Basis for Claim

- ☐ Goods sold
☐ Services performed
☐ Money loaned
☐ Personal injury/wrongful death
☒ Taxes
☐ Other

- ☐ Retiree benefits as defined in 11 U.S.C. § 1114(a)
☐ Wages, salaries, and compensation (fill out below)
Your SS #: _____
Unpaid compensation for services performed
from _____ to _____
(date) (date)

2. Date debt was incurred:

2003 & 2004

3. If court judgment, date obtained:**4. Total Amount of Claim at Time Case Filed:**

\$ 2448.64

If all or part of your claim is secured or entitled to priority, also complete Item 5 or 6 below.

☐ Check this box if claim includes interest or other charges in addition to the principal amount of the claim. Attach itemized statement of all interest or additional charges.
5. Secured Claim.
☒ Check this box if your claim is secured by collateral (including a right of setoff).

Brief Description of Collateral:

- ☒ Real Estate ☐ Motor Vehicle
☐ Other

Value of Collateral: \$ 2448.64

Amount of arrearage and other charges at time case filed
included in secured claim, if any: \$

6. Unsecured Priority Claim.

- ☐ Check this box if you have an unsecured priority claim
Amount entitled to priority \$ _____
Specify the priority of the claim:
☐ Wages, salaries, or commissions (up to \$4,650)* earned within 90 days before filing of the bankruptcy petition or cessation of the debtor's business, whichever is earlier - 11 U.S.C. § 507(a)(3).
☐ Contributions to an employee benefit plan - 11 U.S.C. § 507(a)(4).
☐ Up to \$2,100* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use - 11 U.S.C. § 507(a)(6).
☐ Alimony, maintenance, or support owed to a spouse, former spouse, or child - 11 U.S.C. § 507(a)(7).
☐ Taxes or penalties owed to governmental units - 11 U.S.C. § 507(a)(8).
☐ Other - Specify applicable paragraph of 11 U.S.C. § 507(a)(____).

*Amounts are subject to adjustment on 4/1/04 and every 3 years thereafter
with respect to cases commenced on or after the date of adjustment.

7. Credits: The amount of all payments on this claim has been credited and deducted for the purpose of making this proof of claim.

8. Supporting Documents: Attach copies of supporting documents, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, court judgments, mortgages, security agreements, and evidence of perfection of lien. DO NOT SEND ORIGINAL DOCUMENTS. If the documents are not available, explain. If the documents are voluminous, attach a summary.

9. Date-Stamped Copy: To receive an acknowledgment of the filing of your claim, enclose a stamped, self-addressed envelope and copy of this proof of claim.

Date

6/28/05

Sign and print the name and title, if any, of the creditor or other person authorized to file this claim (attach copy of power of attorney, if any):

Rena Newhart, Renae Newhart, Office Manager
COLUMBIA COUNTY TAX CLAIM

Penalty for presenting fraudulent claim: Fine of up to \$500,000 or imprisonment for up to 5 years, or both. 18 U.S.C. §§ 152 and 3571.

THIS SPACE IS FOR COURT USE ONLY

CREDS, E-Filed, 2002, CLAIMS, 341Held

**U.S. Bankruptcy Court
Middle District of Pennsylvania (Wilkes-Barre)
Bankruptcy Petition #: 5:05-bk-50748-JJT**

Assigned to: John J Thomas
Chapter 13
Voluntary
Asset

Date Filed: 02/17/2005

William H Hummel
2401 Front St
Berwick, PA 18603
SSN: xxx-xx-2592
Debtor

represented by **Robert Spielman**
29 East Main Street
Bloomsburg, PA 17815-1804
570 380-1072
Fax : 570 784-3429
Email: bobspielman@aya.yale.edu

Rena M Hummel
2401 Front St
Berwick, PA 18603
SSN: xxx-xx-9956
Joint Debtor

represented by **Robert Spielman**
(See above for address)

Charles J. DeHart, III (Trustee)
P O Box 410
Hummelstown, PA 17036
717 566-6097
Trustee

United States Trustee
PO Box 969
Harrisburg, PA 17108
(717) 221-4515
Asst. U.S. Trustee

Filing Date	#	Docket Text
02/17/2005	1	Chapter 13 Voluntary Petition. Filing fee due in the amount of \$ 194.00 Filed by Robert Spielman on behalf of William H Hummel, Rena M Hummel. (Spielman, Robert) (Entered: 02/17/2005)
02/17/2005	2	Chapter 13 Plan Filed by Robert Spielman on behalf of Rena M Hummel, William H Hummel (RE: related document(s) 1). (Spielman, Robert) (Entered: 02/17/2005)
02/17/2005	3	Matrix filed/Creditor List Uploaded Filed by Robert Spielman on

6-182-27

		behalf of Rena M Hummel, William H Hummel (RE: related document(s)1). (Spielman, Robert) (Entered: 02/17/2005)
02/18/2005		Tentative Date for Meeting of Creditors. THIS IS SUBJECT TO CHANGE. . 3/21/2005 at 10:00 AM. (PH) (Entered: 02/18/2005)
02/20/2005		Receipt of Voluntary Petition (Chapter 13)(5:05-bk-50748) [misc,volp13a] (194.00) filing fee. Receipt number 894862, amount \$ 194.00. (U.S. Treasury) (Entered: 02/20/2005)
02/22/2005		Tentative Date for Meeting of Creditors. THIS IS SUBJECT TO CHANGE. . 4/4/2005 at 10:00 AM. (PH) (Entered: 02/22/2005)
03/04/2005	<u>4</u>	Request to BNC - Meeting of Creditors 341(a) meeting to be held on 4/4/2005 at 01:00 PM Genetti Hotel, 77 East Market Street, Wilkes-Barre, PA Proofs of Claims due by 7/3/2005 Last day to Object to Plan Confirmation 8/2/2005 (PH) (Entered: 03/04/2005)
03/06/2005	<u>5</u>	BNC Certificate of Mailing. (RE: related document(s)4). Service Date 03/06/2005. (Admin.) (Entered: 03/07/2005)
03/06/2005	<u>6</u>	BNC Certificate of Mailing. (RE: related document(s)4). Service Date 03/06/2005. (Admin.) (Entered: 03/07/2005)
03/17/2005	<u>7</u>	Request for Notice under 2002 Filed by Central Mortgage Company . (CB) (Entered: 03/17/2005)
04/08/2005	<u>8</u>	Certification that 341 Meeting of Creditors (Ch. 13) Not Held on 4/4/05. To be Rescheduled for Debtor and Joint Debtor. (There is no image or paper document associated with this entry.). (dehart, III(ds), Charles) (Entered: 04/08/2005)
04/11/2005	<u>9</u>	Request to BNC - Meeting of Creditors Rescheduled . 341(a) meeting to be held on 6/13/2005 at 01:00 PM at Genetti Hotel, 77 East Market Street, Wilkes-Barre, PA. (PH) (Entered: 04/11/2005)
04/13/2005	<u>10</u>	BNC Certificate of Mailing. (RE: related document(s)2). Service Date 04/13/2005. (Admin.) (Entered: 04/14/2005)
05/24/2005	<u>11</u>	Motion for Relief from Stay with Certificate of Non-Concurrence. Filing fee due in the amount of \$ 150.00 Filed by Joseph P Schalk of Phelan Hallinan & Schmieg, LLP on behalf of Mortgage Electronic Registration Systems, Inc.. (Attachments: # <u>1</u> Certificate of Non-Concurrence# <u>2</u> Proposed Order # <u>3</u> Post Petition Payment History) (Schalk, Joseph) (Entered: 05/24/2005)
05/25/2005		Receipt of Motion for Relief From Stay(5:05-bk-50748-JJT)

		[motion,mrlfsty] (150.00) filing fee. Receipt number 1049448, amount \$ 150.00. (U.S. Treasury) (Entered: 05/25/2005)
05/25/2005	12	Order (RE: related document(s)11). Answers are due on: 6/9/2005. Hearing scheduled for 6/23/2005 at 09:30 AM at 197 South Main Street, Courtroom 2, Max Rosenn US Courthouse, Wilkes-Barre, PA. (CB) (Entered: 05/25/2005)
05/25/2005	13	Answer to Stay Relief Motion of Mortgage Electronic Registration Systems Inc Filed by Robert Spielman on behalf of Rena M Hummel, William H Hummel (RE: related document(s)11). (Spielman, Robert) (Entered: 05/25/2005)
05/25/2005	14	Certificate of Service for the Motion for Relief from Stay and the Order setting hearing on the Motion Filed by Joseph P Schalk of Phelan Hallinan & Schmieg, LLP on behalf of Mortgage Electronic Registration Systems, Inc. (RE: related document(s)11, 12). (Schalk, Joseph) (Entered: 05/25/2005)
06/17/2005	15	Certification that 341 Meeting of Creditors Held (Ch. 13) on 06/13/05. (There is no image or paper document associated with this entry.). (dehart, III(cm), Charles) (Entered: 06/17/2005)
06/22/2005	16	Request to remove matter from hearing list RE: Motion for Relief from Stay Filed by Joseph P Schalk of Phelan Hallinan & Schmieg, LLP on behalf of Mortgage Electronic Registration Systems, Inc. (RE: related document(s)11). Stipulation due 7/22/2005. (Attachments: # 1 Certificate of Service) (Schalk, Joseph) (Entered: 06/22/2005)

PACER Service Center			
Transaction Receipt			
06/28/2005 15:22:05			
PACER Login:	fp0039	Client Code:	
Description:	Docket Report	Search Criteria:	5:05-bk-50748-JJT Fil or Ent: Fil Doc From: 0 Doc To: 99999999 Term: y Links: n Format: HTMLfmt
Billable Pages:	2	Cost:	0.16

.. COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:12-OCT-05

FEE:\$5.00

CERT. NO:1306

HUMMEL WILLIAM H & RENA M
2401 WEST FRONT STREET
BERWICK PA 18603

DISTRICT: BRIARCREEK BORO
DEED 0446-0536
LOCATION: 2401 W FRONT ST BERWICK
PARCEL: 06 -1B2-027-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2003	PRIM	1,197.46	0.00	0.00	1,197.46
2004	PRIM	1,251.18	0.00	0.00	1,251.18
TOTAL DUE :					\$2,448.64

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February ,2006

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2004

REQUESTED BY: Timothy T. Chamberlain, Sheriff
cln.

REAL ESTATE OUTLINE

ED # 124-05

DATE RECEIVED 10-11-05
DOCKET AND INDEX 10-11-05
SET FILE FOLDER UP 10-11-05

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# 456648
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Feb. 15, 06 TIME 1030
POSTING DATE Jan. 11, 06
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan. 25
2ND WEEK Feb. 1
3RD WEEK 8, 06

SHERIFF'S SALE

WEDNESDAY FEBRUARY 15, 2006 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 124 OF 2005 ED AND CIVIL WRIT NO. 1170 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 THOSE CERTAIN pieces or parcels of land lying and being situate in the Borough of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

No. 1 BEGINNING at corner of Lot Number Three (3) on northerly side public road in said Borough of Briar Creek; thence along said lot number Three (3) north two (2) degrees West One Hundred Sixty Five (165) feet to an alley; thence along said alley North eighty eight (88) degrees East Forty Five (45) feet to land of H.W. Fairchild; thence along land of H.W. Fairchild South two (2) degrees East One Hundred Sixty Five (165) feet to public road; thence along public road South Eighty eight (88) degrees west, Forty Five (45) feet to the place of beginning.

No. 2 BEGINNING at a point on the north side of Front Street the Southeast corner of other land formerly of Daisy M. Johnson and now of Grace Ciampi Estate and being Parcel No. 1 above; thence by said land North one half degrees West one hundred Sixty five (165) feet to the South side of an alley fifteen (15) feet wide; thence by said alley North eighty nine and one half degrees (89 ½) East Forty Five (45) feet to an iron post; thence by other land of H.W. Fairchild and wife, South one half (1/2) degree, East One Hundred and Sixty Five (165) feet to the north side of Front Street; thence by said street South eighty nine and one half (89 ½) degrees West Forty five (45) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN WILLIAM H. HUMMEL AND RENA M. HUMMEL, HIS WIFE BY DEED FROM CARL J. RISCH, EXECUTOR OF THE ESTATE OF LOUISE M. RISCH (DECEASED), DATED 3/1/90 AND RECORDED 3/1/90 IN BOOK: 446 PAGE: 536.

TERMS OF SALE

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

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

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

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

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

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 15, 2006 AT 10:30 AM

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

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

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

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

WILLIAM H. HUMMEL
RENA M. HUMMEL

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004 CV 1170 MF

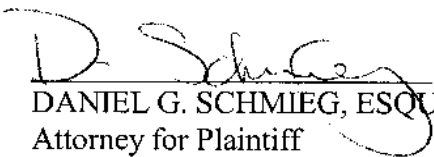
: 2005-ED-124
:
:

CERTIFICATION

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

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

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

WILLIAM H. HUMMEL
RENA M. HUMMEL

Defendant(s)

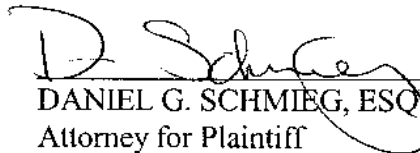
: COLUMBIA County
:
: Court of Common Pleas
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: CIVIL DIVISION
:
: NO. 2004 CV 1170 MF
: 2005-ED-124
:
:

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

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

**WILLIAM H. HUMMEL
RENA M. HUMMEL**

Defendant(s)

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

: NO: 2004 CV 1170 MF

**: 2005-ED-124
: 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: 2401 FRONT STREET
BERWICK, PA 18603

(see attached legal description)

Amount Due	\$52,519.76
Additional Fees and Costs	\$ 3,153.00
Interest from 12/17/04 to sale date (per diem-\$8.63)	\$ _____
Total	\$ _____ Plus Costs as endorsed.

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

Dated: 10-11-05

(Seal)

ALL THOSE CERTAIN pieces or parcels of land lying and being situate in the Borough of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

WILLIAM H. HUMMEL
RENA M. HUMMEL

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2004 CV 1170 MF

:

: 2005-ED-124

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **2401 FRONT STREET, BERWICK, PA 18603**.

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

NAME

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

WILLIAM H. HUMMEL

2401 FRONT STREET
BERWICK, PA 18603

RENA M. HUMMEL

2401 FRONT STREET
BERWICK, PA 18603

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

NAME

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

SAME AS ABOVE

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


DANIEL G. SCHMIEG, ESQUIRE

Date: 10/6/05

Phelan Hallinan & Schmieg, LLP, L.L.P.

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

WILLIAM H. HUMMEL

RENA M. HUMMEL

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2004 CV 1170 MF

:

AFFIDAVIT PURSUANT TO RULE 3129.1

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LAST KNOWN ADDRESS

WILLIAM H. HUMMEL

**2401 FRONT STREET
BERWICK, PA 18603**

RENA M. HUMMEL

**2401 FRONT STREET
BERWICK, PA 18603**

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

COMMONWEALTH OF PA

**BUREAU OF COMPLIANCE
DEPT. 280946
HARRISBURG, PA 17128-0946**

**P.P. &L
C/O FRANK BAKER, ESQ.**

**6009 NEW BERWICK HIGHWAY
BLOOMSBURG, PA 17815**

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:

**BERWICK AREA JOINT SEWER
AUTHORITY**

**C/O ANTHONY J, MCDONALD, ESQ.
208 EAST SECOND STREET
BERWICK, PA 18603**

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

**2401 FRONT STREET
BERWICK, PA 18603**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: **10/6/05**

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

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

WILLIAM H. HUMMEL
RENA M. HUMMEL

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2004 CV 1170 MF

:

: 2005-ED-124

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

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2401 FRONT STREET
BERWICK, PA 18603

RENA M. HUMMEL

2401 FRONT STREET
BERWICK, PA 18603

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

SAME AS ABOVE

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DANIEL G. SCHMIEG, ESQUIRE

Date: 10/6/05

Phelan Hallinan & Schmieg, LLP, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
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Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
Plaintiff
vs.

WILLIAM H. HUMMEL
RENA M. HUMMEL

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004 CV 1170 MF
:

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BERWICK, PA 18603

RENA M. HUMMEL 2401 FRONT STREET
BERWICK, PA 18603

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

NAME LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME LAST KNOWN ADDRESS

COMMONWEALTH OF PA BUREAU OF COMPLIANCE
DEPT. 280946
HARRISBURG, PA 17128-0946

P.P. &L 6009 NEW BERWICK HIGHWAY
C/O FRANK BAKER, ESQ. BLOOMSBURG, PA 17815

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:

**BERWICK AREA JOINT SEWER
AUTHORITY**

**C/O ANTHONY J, MCDONALD, ESQ.
208 EAST SECOND STREET
BERWICK, PA 18603**

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**

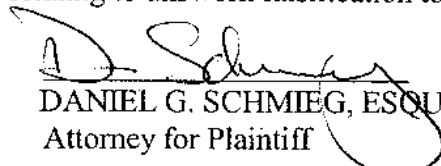
TENANT/OCCUPANT

**2401 FRONT STREET
BERWICK, PA 18603**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: 10/6/05

UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:	:	
William H. Hummel	:	BANKRUPTCY NO. 5 05-50748 JJT
Rena M. Hummel	:	
Debtors	:	CHAPTER 13
	:	
Mortgage Electronic Registration Systems, Inc.	:	
Movant	:	
	:	
v.	:	
	:	
William H. Hummel	:	
Rena M. Hummel	:	
Respondents	:	

ORDER MODIFYING SECTION 362 AUTOMATIC STAY

Upon Consideration of the Motion of **Mortgage Electronic Registration Systems, Inc.** (Movant), and after Notice of Default and the filing of a Certification of Default, it is:

ORDERED AND DECREED THAT: The Automatic stay of all proceedings, as provided by 11 U.S.C. 362 is modified with respect to premises, **2401 Front Street, Berwick, PA 18603**, as more fully set forth in the legal description attached to said mortgage, as to allow the Movant to foreclose on its mortgage and allow the purchaser of said premises at Sheriff's Sale (or purchaser's assignee) to take any legal or consensual action for enforcement of its right to possession of, or title to, said premises.

Date: September 12, 2005



John J. Thomas, Bankruptcy Judge

(RPR)

This electronic order is signed and filed on the same date.

KJT

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

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

WILLIAM H. HUMMEL
RENA M. HUMMEL

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2004 CV 1170 MF

:

:

2005-ED-124

****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

TO: WILLIAM H. HUMMEL
RENA M. HUMMEL
2401 FRONT STREET
BERWICK, PA 18603

Your house (real estate) at 2401 FRONT STREET, BERWICK, PA 18603, 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 \$52,519.76 obtained by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (814) 272-9350.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

ALL THOSE CERTAIN pieces or parcels of land lying and being situate in the Borough of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

No. 1 BEGINNING at corner of Lot Number Three (3) on northerly side of public road in said Borough of Briar Creek; thence along said lot number Three (3) north two (2) degrees West One Hundred Sixty Five (165) feet to an alley; thence along said alley North eighty eight (88) degrees East Forty five (45) feet to land of H.W. Fairchild; thence along land of H.W. Fairchild South two (2) degrees East One Hundred Sixty Five (165) feet to public road; thence along public road South Eighty eight (88) degrees West, Forty five (45) feet to the place of beginning.

No. 2 BEGINNING at a point on the north side of Front Street the Southeast corner of other land formerly of Daisy M. Johnson and now of Grace Ciampi Estate and being Parcel No. 1 above; thence by said land North one half degrees West one hundred Sixty five (165) feet to the South side of an alley fifteen (15) feet wide; thence by said alley North eighty nine and one half degrees (89 1/2) East Forty five (45) feet to an iron post; thence by other land of H.W. Fairchild and wife, South one half (1/2) degree, East One Hundred and Sixty Five (165) feet to the north side of Front Street; thence by said street South eighty nine and one half (89 1/2) degrees West Forty five (45) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN WILLIAM H. HUMMEL AND RENA M. HUMMEL, HIS WIFE BY DEED FROM CARL J. RISCH, EXECUTOR OF THE ESTATE OF LOUISE M. RISCH(DECEASED), DATED 3/1/90 AND RECORDED 3/1/90 IN BOOK: 446 PAGE: 536.

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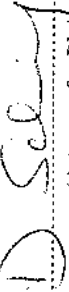
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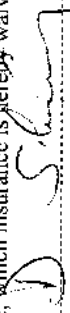
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WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability 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.

 (Attorney for Plaintiff(s)) (SEAL)

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.

 (Attorney for Plaintiff(s)) (SEAL)

_____, 20_____

HARRY A. ROADARMEL

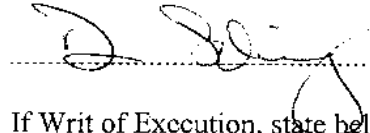
Sheriff

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 WILLIAM H. HUMMEL and RENA M. HUMMEL

The defendant will be found at 2401 FRONT STREET, BERWICK, PA.18603

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

AFFIDAVIT OF SERVICE

NMK

Plaintiff: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

COLUMBIA County
No 2004 CV 1170 MF
F&P# 100606
Type of Action
- Notice of Sheriff's Sale

Defendant(s): WILLIAM H. HUMMEL
RENA M. HUMMEL

Sale Date:

Address: 2401 FRONT STREET
BERWICK, PA 18603

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

SERVED

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

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

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

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

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

Notary:

By:

NOT SERVED

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

_____ Moved _____ Unknown _____ No Answer _____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

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

Notary:

By:

Attorney for Plaintiff

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

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

DEFENDANT

WILLIAM H. HUMMEL
RENA M. HUMMEL

COURT NO.: 2004 CV 1170 ME

SERVE AT:

2401 FRONT STREET
BERWICK, PA 18603

a)TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: _____

PLEASE POST THE HANDBILL.

SERVED

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

___ Defendant personally served.

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

Relationship is _____.

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

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

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

___ _____ an officer of said Defendant's company.

___ Other: _____.

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

SHERIFF

By: _____ Deputy Sheriff

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

___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

I.DEPUTIZED SERVICE

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

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF

DANIEL G. SCHMIEG, ESQUIRE

I.D.#62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215)563-7000

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTANT PAPER WITH MICROFINES FOR SECURITY

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

COMMERCE BANK
PHILADELPHIA, PA 19148

CHECK NO
456648

DATE	AMOUNT
10/06/2005	*****1,350.00

10000005

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 days

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

Francis S. Hallinan

⑈456648⑈ ⑆036001808⑆36 150866 6⑈