

SHERIFF'S SALE COST SHEET

NIFFS VS. Smith
 NO. 153-05 ED NO. 1196-05 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>37.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>416.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>-0-</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>225.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>-0-</u>
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>130.00</u>	
MISC. <u>Poundage</u>	\$ <u>1453.09</u>	
<u>\$72654.37 x .02</u>	\$	
TOTAL ***** \$ <u>1453.09</u>		

TOTAL COSTS (OPENING BID)

\$ 2229.09

1350.00

Deposit

\$ 879.09 Due

SHERIFF'S SALE COST SHEET

121511

WFRS VS. Smith
 NO. 153-05 ED NO. 1196-05 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$180.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$37.50
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SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$6.00
NOTARY	\$10.00
TOTAL *****	\$ 416.00

Phelan Hallinan & Schmieg, LLP

Date: 3/14/06

By: Peter S. Tremper
 Peter Tremper
 County Sale Supervisor

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ -0 -
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ 225.00

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ -0 -
TOTAL *****	\$ -0 -

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ 5.00
TOTAL *****	\$ 5.00

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL *****	\$ -0 -

SURCHARGE FEE (DSTE)

MISC. <u>Reundese</u>	\$ 1453.09
<u>\$72654.37 x .02</u>	\$
TOTAL *****	\$ 1453.09

TOTAL COSTS (OPENING BID)

\$ 2229.09

1356.00

Deposit

\$ 879.09 Due

\$ 1453.09

576

Fax

To: Atty. Daniel G. Schmieg

From: Sheriff Timothy T. Chamberlain

Fax:

Date: March 31, 2006

Phone:

Pages: 5

Re: Foreclosures

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments: I have a few files that are open and costs and/or deed instructions are needed.

1 Wells Fargo vs. Canfield costs needed of **\$1,913.00**

deed instructions

2. MERS vs. Bitler costs needed **\$1,034.40**

deed instructions

3. PHH Mortgage vs. Rozaieski costs needed **\$320.63**

4. MERS vs. Smith costs needed **\$879.09**

PHELAN HALLINAN & SCHMIEG, L.L.P.

One Penn Center at Suburban Station

1617 John F. Kennedy Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax 215-563-7009

Genevieve.Mautz@fedpne.com

Genevieve Mautz
Legal Assistant, Ext. 1409

Representing Lenders in
Pennsylvania and New Jersey

January 23, 2006

Via Telefax

Memorandum

To: Office of the Sheriff
Columbia County

Attn: Real Estate Dept.

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

vs.

KEVIN D. SMITH

COLUMBIA- No. 2005-CV-1196

**Premises: 206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815**

Dear Sir or Madam:

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

☐ The sum of \$72,654.37 was received in consideration for the stay.

Very truly yours,

Genevieve Mautz
Genevieve Mautz

Phone: 570-389-5622
Fax: 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Genevieve Mautz

From: Sheriff Timothy T. Chamberlain

Fax:

Date: January 23, 2006

Phone:

Pages: 2

Re: Kevin Smith Foreclosure

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments: I received your stay of this foreclosure. Attached is a cost sheet showing \$879.09 due. If you have any questions please call.

LAW OFFICE
HUMMEL & LEWIS, PC
3 EAST FIFTH STREET
BLOOMSBURG, PENNSYLVANIA
17815

C. CLEVELAND HUMMEL
BARRY A. LEWIS
JOHN A. MIHALIK
CLEVELAND C. HUMMEL

570.784.7666
570.784.7516
FAX: 570.387.3085
FAX: 570.387.8132

December 6, 2005


Timothy Chamberlain
Columbia County Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

RE: Mortgage Electronic Registration Systems Inc. v. Kevin D. Smith
Docket No.: 153 ED 2005 JD No. 1196JD2005

Dear Sheriff Chamberlain:

In response to your correspondence to Hemlock Township dated Friday, December 2, 2005 regarding the above-captioned sheriffs sale scheduled for March 15, 2006, please be advised that Kevin and Carrie Smith of 206 Spring Garden Avenue, Bloomsburg, Pennsylvania are delinquent to the Hemlock Township Fernville Sewer Fund in the amount of \$1,920.00 as of the last statement date of November 15, 2005. You can contact Gary Bittenbender in March to obtain the most up-to-date statement prior to your sale. If you have any questions please contact me. Thank you for your assistance in this matter.

Very truly yours,



Barry A. Lewis

BAL/smb

cc: Stephanie Haney, Hemlock Township
Gary Bittenbender

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
REGISTRATIONS SYSTEMS, INC.
VS

Docket # 153ED2005

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE


KEVIN D. SMITH

AFFIDAVIT OF SERVICE

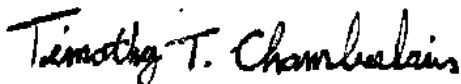
NOW, THIS MONDAY, DECEMBER 05, 2005, AT 11:05 AM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON KEVIN SMITH AT 206 SPRING GARDEN AVENUE, BLOOMSBURG BY HANDING TO CAREY SMITH, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

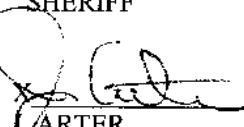
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, DECEMBER 05, 2005



NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009



X
TIMOTHY T. CHAMBERLAIN
SHERIFF


J. CARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/29/2005

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 153ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS, INC.

DEFENDANT KEVIN D. SMITH
ATTORNEY FIRM CONRAD, O'BRIEN, GELLMAN & ROHN, P.C.

PERSON/CORP TO SERVED	PAPERS TO SERVED
KEVIN SMITH	WRIT OF EXECUTION - MORTGAGE
206 SPRING GARDEN AVENUE	FORECLOSURE
BLOOMSBURG	

SERVED UPON CAREY

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 12-5-5 TIME 1105 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

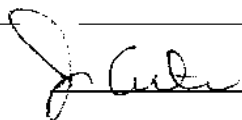
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 12-5-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/29/2005

SERVICE# 3 - OF - 13 SERVICES
DOCKET # 153ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS, INC.

DEFENDANT KEVIN D. SMITH
ATTORNEY FIRM CONRAD, O'BRIEN, GELLMAN & ROHN, P.C.

PERSON/CORP TO SERVED	PAPERS TO SERVED
HEMLOCK TWP	WRIT OF EXECUTION - MORTGAGE
26 FIREHALL RD	FORECLOSURE
BLOOMSBURG	

SERVED UPON LARINA KRAMER

RELATIONSHIP SECT / CLERK IDENTIFICATION _____

DATE 12-5-5 TIME 1125 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

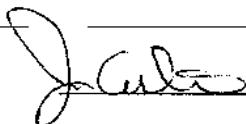
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 12-5-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/29/2005

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 153ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS,
INC.

DEFENDANT KEVIN D. SMITH
ATTORNEY FIRM CONRAD, O'BRIEN, GELLMAN & ROHN, P.C.

PERSON/CORP TO SERVED
DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY RD
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON POSTED BACK DOOR OF DENISE OTTAVIANI

RELATIONSHIP TAX COLLECTOR IDENTIFICATION _____

DATE 12-5-5 TIME 1120 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

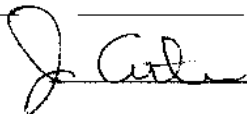
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 12-5-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/29/2005

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 153ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS,
INC.

DEFENDANT KEVIN D. SMITH
ATTORNEY FIRM CONRAD, O'BRIEN, GELLMAN & ROHN, P.C.

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

SERVED UPON Leslie LEVAN

RELATIONSHIP Cust SERV. IDENTIFICATION _____

DATE 12-5-5 TIME 1110 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. Galt

DATE 12-5-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/29/2005

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 153ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS,
INC.

DEFENDANT KEVIN D. SMITH
ATTORNEY FIRM CONRAD, O'BRIEN, GELLMAN & ROHN, P.C.

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

SERVED UPON DEB MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 12-5-5 TIME 0800 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB X 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. Guder DATE 12-5-5

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 12/05/2005

Fee: \$5.00

Cert. NO: 1496

SMITH KEVIN D
206 SPRING GARDEN AVENUE
BLOOMSBURG PA 17815

District: HEMLOCK TWP
Deed: 0573 -0298
Location:
Parcel Id:18 -01A-110-00,000

Assessment: 17,731
Balances as of 12/05/2005

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Timothy T. Chamberlain Per: dm

REAL ESTATE OUTLINE

ED # 153-05

DATE RECEIVED 11-29-05
DOCKET AND INDEX 12-2-05
SET FILE FOLDER UP 12-02-05

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# 465633

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

SALE DATE Mar 15, 06 TIME 1030
POSTING DATE 2-8-06
ADV. DATES FOR NEWSPAPER
1ST WEEK Feb. 22
2ND WEEK Mar 1
3RD WEEK 8, 06

SHERIFF'S SALE

WEDNESDAY MARCH 15, 2006 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 153 OF 2005 ED AND CIVIL WRIT NO. 1196 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the South side of Spring Garden Avenue, 60.0 feet West of the Southwestern corner of Spring Garden Avenue and Ferncliff Road and running thence along the South side of Spring Garden Avenue, North 62 degrees East, 60.00 feet to the Western side of Ferncliff Road; THENCE along the Western side of Ferncliff Road, South 28 degrees East, 100.0 feet to the Northern side of a 16.0 foot alley; THENCE along the Northern side of said 16.0 foot alley, South 62 degrees West, 60.00 feet to the Eastern line of Lot No. 1; THENCE along the Eastern side of Lot No. 1, North 28 degrees West, 100.0 feet to the place of BEGINNING. Being Lot No. 2 of lots laid out on the farm of the Grantor.

SUBJECT HOWEVER TO THE FOLLOWING RESTRICTIONS:

All homes shall be built so as to face Spring Garden Avenue, and the main structure shall be 20.0 feet from the street line of Spring Garden Avenue.

BEING THE SAME premises which Earl F. Long, widower, by deed dated June 28, 1994 and recorded in Columbia County Record Book 573 at page 298 granted and conveyed unto Kay D. Bromfield and Lorrie S. Logic, grantors herein. Edward L. Bromfield and David M. Logic join in this conveyance as spouses of the female Grantors to convey any and all interest they may have in the above-described premises.

Being Parcel # 18-01A-110-00,000

TITLE TO SAID PREMISES IS VESTED IN Kevin D. Smith by Deed from Kay D. Bromfield and Edward L. Bromfield, wife and husband and Lorrie S. Logic and David M. Logic, wife and husband, dated 9-17-99, recorded 9-26-99 in Deed Book 0738, page 0645.

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.sheriffofcolumbiacounty.com

153
 A. Signature *Samuel J. Vertes* ☐ Agent ☒ Address
 B. Received by (Printed Name) *Samuel J. Vertes* C. Date of Delivery *DEC 06 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

■ 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 4115 9104

102595-02-M-1
DER: 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.
 Article Addressed to:
 FEDERAL REVENUE SERVICE
 TECHNICAL SUPPORT GROUP
 WILLIAM GREEN FEDERAL BUILDING
 ARCH STREET ROOM 3259
 PHILADELPHIA, PA 19106

COMPLETE THIS SECTION ON DELIVERY
 A. Signature *Roberta Collier* ☐ Agent ☒ Address 153
 B. Received by (Printed Name) *Roberta Collier* C. Date of Delivery
 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

2. Article Number (Transfer from service label) PS Form 3811, February 2004 7004 2890 0001 4115 9111

102595-02-M-1
DER: 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.
 Article Addressed to:
 SMALL BUSINESS ADMINISTRATION
 PHILADELPHIA DISTRICT OFFICE
 ROBERT N.C. NIX FEDERAL BUILDING
 900 MARKET STREET- 5TH FLOOR
 PHILADELPHIA, PA 19107

COMPLETE THIS SECTION ON DELIVERY
 A. Signature *Paul Aguirre* ☐ Agent ☒ Address 153
 B. Received by (Printed Name) *Paul Aguirre* C. Date of Delivery *DEC*
 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

2. Article Number (Transfer from service label) PS Form 3811, February 2004 7004 2890 0001 4115 9081

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. 280601
 Harrisburg, PA 17128

COMPLETE THIS SECTION ON DELIVERY
 A. Signature *Samuel J. Vertes* ☐ Agent ☒ Address 153
 B. Received by (Printed Name) *Samuel J. Vertes* C. Date of Delivery *DEC 06 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


SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, a, b, c. 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 ☐ AddresseeB. Received by (Printed Name)  Date of Delivery DEC 06 2005D. 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) ☐ Yes2. Article Number
(Transfer from service label)

7004 2890 0001 4115 9128

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☒ Agent ☐ AddresseeB. Received by (Printed Name)  Date of Delivery DEC 06 2005D. 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) ☐ Yes2. Article Number
(Transfer from service label)

7004 2890 0001 4115 9074

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SHERIFF'S SALE

WEDNESDAY MARCH 15, 2006 AT 10:30 AM

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ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the South side of Spring Garden Avenue, 60.0 feet West of the Southwestern corner of Spring Garden Avenue and Ferncliff Road and running thence along the South side of Spring Garden Avenue, North 62 degrees East, 60.00 feet to the Western side of Ferncliff Road; THENCE along the Western side of Ferncliff Road, South 28 degrees East, 100.0 feet to the Northern side of a 16.0 foot alley; THENCE along the Northern side of said 16.0 foot alley, South 62 degrees West, 60.00 feet to the Eastern line of Lot No. 1; THENCE along the Eastern side of Lot No. 1, North 28 degrees West, 100.0 feet to the place of BEGINNING. Being Lot No. 2 of lots laid out on the farm of the Grantor.

SUBJECT HOWEVER TO THE FOLLOWING RESTRICTIONS:

All homes shall be built so as to face Spring Garden Avenue, and the main structure shall be 20.0 feet from the street line of Spring Garden Avenue.

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

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

vs.

KEVIN D. SMITH

Defendant(s)

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

: NO: 2005-CV-1196

: 2005 ED-153
: 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: 206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$68,843.33

Additional Fees and Costs \$ 2,180.00

Interest from 11/12/05 \$ _____
to sale date
(per diem-\$)

Total \$ _____ Plus Costs as endorsed.

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

Dated: 11-29-05
(Seal)

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PHELAN HALLINAN & SCHMIEG, L.L.P.

Suite 1400

**One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
215-563-7000
Fax: 215-563-5534**

Katherine Trautz
Ext. 1493

Representing Lenders in
Pennsylvania and New Jersey

11/11/05

Office of the Prothonotary
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

**RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
vs.
KEVIN D. SMITH
COLUMBIA- No. 2005-CV-1196
Action in Mortgage Foreclosure
Premises: 206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815**

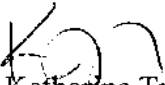
Dear Sir/Madam:

I would appreciate your entering issuing a Writ of Execution on the captioned property and transmitting the appropriate documents to the Sheriff so that it can be placed on the Sheriff's Sale list for the next available Sheriff's sale.

All of the necessary documents are enclosed, together with our check to your order in the amount of \$23.00, and the check to the order of the Sheriff in the amount of \$1,200.00 payment of fees and costs. Kindly send me your receipt and a stamped copy of the Praccipe for Judgment in the envelope I have provided.

Thank you and please contact me if you have any questions regarding this matter.

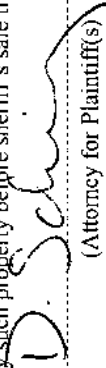
Very truly yours,



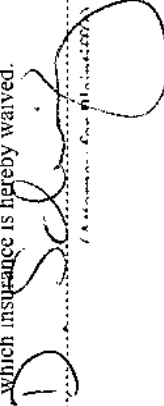
Katherine Trautz
for PHELAN HALLINAN & SCHMIEG

KJM
Enclosures

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 to the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.


..... (SEAL)
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now,, 20....., the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.


..... (SEAL)
(Attorney for Plaintiff(s))

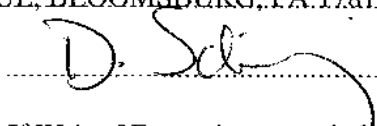
HARRY A. ROADARMEL
COLUMBIA County, Pa.

....., 20

Sheriff

Sir: — There will be placed in
your hands
for service a Writ of EXECUTION (REAL ESTATE), styled as
follows: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. vs KEVIN D. SMITH

The defendant will be found at 206 SPRING GARDEN
AVENUE, BLOOMSBURG, PA. 17815

 Attorney for Plaintiff

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

See attached legal description

.....

.....

.....

Phelan Hallinan & Schmieg, 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.

KEVIN D. SMITH

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-1196
: 2005-ED-153
:
:

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, 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.

KEVIN D. SMITH

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-1196
: 2005-ED-153
:
:

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, 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.

KEVIN D. SMITH

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-1196

: 2005-ED-153

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 **206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815**.

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

NAME

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

KEVIN D. SMITH

206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815

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

NAME

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

SAME AS ABOVE

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


DANIEL G. SCHMIEG, ESQUIRE

Date: **11/11/05**

Phelan Hallinan & Schmieg, 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.

KEVIN D. SMITH

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-1196
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129.1

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 **206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815**.

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

NAME

LAST KNOWN ADDRESS

KEVIN D. SMITH

206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

P.O. BOX 2026
FLINT, MI 48501-2026

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:

HEMLOCK TOWNSHIP

**26 FIREHALL ROAD
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE**

**DEPARTMENT#280601
HARRISBURG, PA 17128**

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**

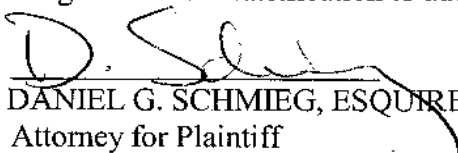
TENANT/OCCUPANT

**206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: 11/11/05

Phelan Hallinan & Schmieg, 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.

KEVIN D. SMITH

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-1196

: 2005-ED-153

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 **206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815**.

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

NAME

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

KEVIN D. SMITH

206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815

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

NAME

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

SAME AS ABOVE

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


DANIEL G. SCHMIEG, ESQUIRE

Date: **11/11/05**

Phelan Hallinan & Schmieg, 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.

KEVIN D. SMITH

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-1196
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129.1

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NAME

LAST KNOWN ADDRESS

KEVIN D. SMITH

206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

P.O. BOX 2026
FLINT, MI 48501-2026

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:

HEMLOCK TOWNSHIP

**26 FIREHALL ROAD
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE**

**DEPARTMENT#280601
HARRISBURG, PA 17128**

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

**206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: 11/11/05

Phelan Hallinan & Schmieg, 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.

KEVIN D. SMITH
Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-1196
: *2005-ED-153*

****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: KEVIN D. SMITH
206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815

Your house (real estate) at 206 SPRING GARDEN AVENUE, BLOOMSBURG, PA 17815, is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of \$68,843.33 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 THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the South side of Spring Garden Avenue, 60.0 feet West of the Southwestern corner of Spring Garden Avenue and Ferncliff Road and running thence along the South side of Spring Garden Avenue, North 62 degrees East, 60.00 feet to the Western side of Ferncliff Road; THENCE along the Western side of Ferncliff Road, South 28 degrees East, 100.0 feet to the Northern side of a 16.0 foot alley; THENCE along the Northern side of said 16.0 foot alley, South 62 degrees West, 60.00 feet to the Eastern line of Lot No. 1; THENCE along the Eastern side of Lot No. 1, North 28 degrees West, 100.0 feet to the place of BEGINNING. Being Lot No. 2 of lots laid out on the farm of the Grantor.

SUBJECT HOWEVER TO THE FOLLOWING RESTRICTIONS:

All homes shall be built so as to face Spring Garden Avenue, and the main structure shall be 20.0 feet from the street line of Spring Garden Avenue.

BEING THE SAME premises which Earl F. Long, widower, by deed dated June 28, 1994 and recorded in Columbia County Record Book 573 at page 298 granted and conveyed unto Kay D. Bromfield and Lorrie S. Logic, grantors herein. Edward L. Bromfield and David M. Logic join in this conveyance as spouses of the female Grantors to convey any and all interest they may have in the above-described premises.

Being Parcel # 18-01A-110-00,000

TITLE TO SAID PREMISES IS VESTED IN Kevin D. Smith by Deed from Kay D. Bromfield and Edward L. Bromfield, wife and husband and Lorrie S. Logic and David M. Logic, wife and husband, dated 9-17-99, recorded 9-26-99 in Deed Book 0738, page 0645.

AFFIDAVIT OF SERVICE

NMK

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

**COLUMBIA County
No 2005-CV-1196**

Defendant(s): KEVIN D. SMITH

**Our File #121511
Type of Action
- Notice of Sheriff's Sale**

**Address: 206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815**

Sale Date:

****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 RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

DEFENDANT

KEVIN D. SMITH

COURT NO.: 2005-CV-1196

SERVE AT:

206 SPRING GARDEN AVENUE
BLOOMSBURG, PA 17815

a)TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: _____

PLEASE POST THE HANDBILL.

SERVED

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

☐ Defendant personally served.

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

Relationship is _____.

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

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

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

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

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

SHERIFF

By: _____ Deputy Sheriff

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

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

1. 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

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the South side of Spring Garden Avenue, 60.0 feet West of the Southwestern corner of Spring Garden Avenue and Ferncliff Road and running thence along the South side of Spring Garden Avenue, North 62 degrees East, 60.00 feet to the Western side of Ferncliff Road; THENCE along the Western side of Ferncliff Road, South 28 degrees East, 100.0 feet to the Northern side of a 16.0 foot alley; THENCE along the Northern side of said 16.0 foot alley, South 62 degrees West, 60.00 feet to the Eastern line of Lot No. 1; THENCE along the Eastern side of Lot No. 1, North 28 degrees West, 100.0 feet to the place of BEGINNING. Being Lot No. 2 of lots laid out on the farm of the Grantor.

SUBJECT HOWEVER TO THE FOLLOWING RESTRICTIONS:

All homes shall be built so as to face Spring Garden Avenue, and the main structure shall be 20.0 feet from the street line of Spring Garden Avenue.

BEING THE SAME premises which Earl F. Long, widower, by deed dated June 28, 1994 and recorded in Columbia County Record Book 573 at page 298 granted and conveyed unto Kay D. Bromfield and Lorrie S. Logic, grantors herein. Edward L. Bromfield and David M. Logic join in this conveyance as spouses of the female Grantors to convey any and all interest they may have in the above-described premises.

Being Parcel # 18-01A-110-00,000

TITLE TO SAID PREMISES IS VESTED IN ~~Kevin D. Smith~~ by Deed from Kay D. Bromfield and Edward L. Bromfield, wife and husband and Lorrie S. Logic and David M. Logic, wife and husband, dated 9-17-99, recorded 9-26-99 in Deed Book 0738, page 0645.

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the South side of Spring Garden Avenue, 60.0 feet West of the Southwestern corner of Spring Garden Avenue and Ferncliff Road and running thence along the South side of Spring Garden Avenue, North 62 degrees East, 60.00 feet to the Western side of Ferncliff Road; THENCE along the Western side of Ferncliff Road, South 28 degrees East, 100.0 feet to the Northern side of a 16.0 foot alley; THENCE along the Northern side of said 16.0 foot alley, South 62 degrees West, 60.00 feet to the Eastern line of Lot No. 1; THENCE along the Eastern side of Lot No. 1, North 28 degrees West, 100.0 feet to the place of BEGINNING. Being Lot No. 2 of lots laid out on the farm of the Grantor.

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TITLE TO SAID PREMISES IS VESTED IN ~~Kevin D. Smith~~ by Deed from Kay D. Bromfield and Edward L. Bromfield, wife and husband and Lorrie S. Logic and David M. Logic, wife and husband, dated 9-17-99, recorded 9-26-99 in Deed Book 0738, page 0645.

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, County of Columbia, State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the South side of Spring Garden Avenue, 60.0 feet West of the Southwestern corner of Spring Garden Avenue and Ferncliff Road and running thence along the South side of Spring Garden Avenue, North 62 degrees East, 60.00 feet to the Western side of Ferncliff Road; THENCE along the Western side of Ferncliff Road, South 28 degrees East, 100.0 feet to the Northern side of a 16.0 foot alley; THENCE along the Northern side of said 16.0 foot alley, South 62 degrees West, 60.00 feet to the Eastern line of Lot No. 1; THENCE along the Eastern side of Lot No. 1, North 28 degrees West, 100.0 feet to the place of BEGINNING. Being Lot No. 2 of lots laid out on the farm of the Grantor.

SUBJECT HOWEVER TO THE FOLLOWING RESTRICTIONS:

All homes shall be built so as to face Spring Garden Avenue, and the main structure shall be 20.0 feet from the street line of Spring Garden Avenue.

BEING THE SAME premises which Earl F. Long, widower, by deed dated June 28, 1994 and recorded in Columbia County Record Book 573 at page 298 granted and conveyed unto Kay D. Bromfield and Lorrie S. Logic, grantors herein. Edward L. Bromfield and David M. Logic join in this conveyance as spouses of the female Grantors to convey any and all interest they may have in the above-described premises.

Being Parcel # 18-01A-110-00,000

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

COMMERCIAL BANK
PHILADELPHIA, PA 19148

3-180360

CHECK NO
465633

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
11/23/2005	*****1,350.00

Void after 180 days

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

Thomas S. Hallinan

⑈165633⑈ ⑆036001808⑆36 150866 6⑈

11/23/2005
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