

SHERIFF'S SALE COST SHEET

MEVS vs. Janet Van Houten
 NO. 25-05 ED NO. 1441-04 JD DATE/TIME OF SALE 5-11-05 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$150.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$27.50
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$16.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$5.00
NOTARY	\$8.00
TOTAL ***** \$379.00	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$686.60
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$911.60	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$41.50
TOTAL ***** \$51.50	

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$212.71
WATER 20	\$
TOTAL ***** \$212.71	

SURCHARGE FEE (DSTE)	\$110.00
MISC.	\$
TOTAL ***** \$-0-	

TOTAL COSTS (OPENING BID) \$1669.81

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

MERS vs Janet Van Houten

NO. 25-05 ED NO. 1441-04 JD

DATE/TIME OF SALE: 5-11-05 0900

BID PRICE (INCLUDES COST) \$ 1669,81

POUNDAGE - 2% OF BID \$ 33,40

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1703,21

PURCHASER(S): Robert L. Martin on behalf of TT

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 1703,21

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 353,21

Federman and Phelan is now
PHELAN HALLINAN & SCHMIEG, LLP

1617 John F. Kennedy Boulevard
Suite 1400

Philadelphia, PA 19103-1814

215-563-7000

Fax: 215-563-8656

mark.sweeney@fedphe.com

Mark Sweeney
Legal Assistant, ext. 1385

Representing Lenders in
Pennsylvania and New Jersey

May 12, 2005

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

Re: VANHOUTEN, Janet Ann
203 Mary Street
Berwick, PA 18603
No. 1441 CV 2004

Dear Sir or Madam:

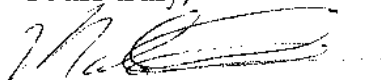
With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to Federal National Mortgage Association, 1900 Market Street, Suite 800, Philadelphia, PA, 19103.

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

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

Thank you in advance for your cooperation in this matter.

Yours truly,



Mark Sweeney

Enclosure

cc: GMAC Mortgage Corporation

Account No. 0414213405

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

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Zip Code Zip Code

Page Number

Date Recorded

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

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

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

B TRANSFER DATA

Grantor(s)/Lessor(s): Timothy T. Chamberlain - Sheriff Columbia County Courthouse
Grantee(s)/Lessee(s): FEDERAL NATIONAL MORTGAGE ASSOCIATION
Street Address: P.O. Box 380, 35 W. Main Street Street Address: 1900 Market Street, Suite 800
City: Bloomsburg State: PA Zip Code: 17815 City: Philadelphia State: PA Zip Code: 19103

C PROPERTY LOCATION

Street Address: 203 Mary Street, Berwick, PA 18603 City, Township, Borough: Borough of Berwick
County: Columbia School District: Borough of Berwick Tax Parcel Number: 04A-01-051

D VALUATION DATA

1. Actual Cash Consideration \$1,702.21	2. Other Consideration + -0-	3. Total Consideration = \$1,702.21
4. County Assessed Value \$26,023.00	5. Common Level Ratio Factor x 3.05	6. Fair Market Value = \$79,370.15

E EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument Number 2002-08148.
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above. This transfer is an exempt transaction based on 72 P.S. Sect. 8102-C.3.(2) and 12 U.S.C. Sect. 1723a.(c)(2))

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

Signature of Correspondent or Responsible Party
Daniel G. Schmieg, ESQUIRE

Date: 5/12/05

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

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
435717

Pay THREE HUNDRED FIFTY THREE AND 21/100 DOLLARS

DATE	AMOUNT
06/24/2005	*****353.21

Void after 90 days

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

Travis S. Hallinan

⑈435717⑈ ⑆036001808⑆36 150866 6⑈

Federman and Phelan is now
PHELAN HALLINAN & SCHMIEG

1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Fax: 215-563-8656
mark.sweeney@fedphe.com

Mark Sweeney
Legal Assistant, ext. 1385

Representing Lenders in
Pennsylvania and New Jersey

June 24, 2005

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

Re: VANHOUTEN, Janet
203 Mary Street
Berwick, PA 18603
No. 1441 CV 2004

Dear Sir or Madam:

With reference to the above captioned property, there is an unpaid balance to your office in the amount of \$353.21. Enclosed you will find a check made out to your office in this amount to cover the unpaid balance.

Enclosed you will also find two self addressed stamped envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Mark Sweeney
Enclosure

cc: GMAC Mortgage Corporation

Account No. 0414213405

≡ 107515

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

MERS vs Jenet Van Houten

NO. 25-05 ED NO. 1441-04 JD

DATE/TIME OF SALE: 5-11-05 0900

BID PRICE (INCLUDES COST) \$ 1669,81

POUNDAGE - 2% OF BID \$ 33,40

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1703,21

PURCHASER(S): Robert L. Marked on behalf of IT

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 1703,21

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 353,21

107815

SHERIFF'S SALE COST SHEET

NO. ME25 ED NO. 1441-04 VS. Jquet Van Houten JD DATE/TIME OF SALE 5-11-05 0900

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MAILING COSTS	<u>\$27.50</u>
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DISTRIBUTION FORM	\$25.00
COPIES	<u>\$5.00</u>
NOTARY	<u>\$8.00</u>
TOTAL *****	<u>\$379.00</u>

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PRESS ENTERPRISE INC.	<u>\$686.60</u>
SOLICITOR'S SERVICES	\$75.00
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SCHOOL DIST. 20	\$
DELINQUENT 20	<u>\$5.00</u>
TOTAL *****	<u>\$5.00</u>

MUNICIPAL FEES DUE:	
SEWER 20	<u>\$212.71</u>
WATER 20	\$
TOTAL *****	<u>\$212.71</u>

SURCHARGE FEE (DSTE)	<u>\$110.00</u>
MISC. _____	\$
_____	\$
TOTAL *****	<u>\$-0-</u>

TOTAL COSTS (OPENING BID) \$1669.81

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, President, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 20, 27; May 4, 2005, 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.

Paul R. Eyerly IV

Sworn and subscribed to before me this 9th day of MAY, 2005.

[Signature]

(Notary Public)
Commonwealth of Pennsylvania
My commission expires Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
Member Pennsylvania Association Of Notaries

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.

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

April 20, 2005

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

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
V. JANET ANN VANHOUTEN
COLUMBIA COUNTY, NO. 2004-CV-1441

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

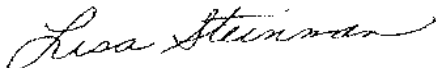
Enclosed please find the following:

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 5/11/05 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

) CIVIL ACTION

vs.

JANET ANN VANHOUTEN

) CIVIL DIVISION
) NO. 2004-CV-1441

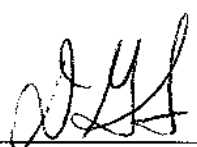
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** hereby verify that on **3/2/05** 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: April 20, 2005

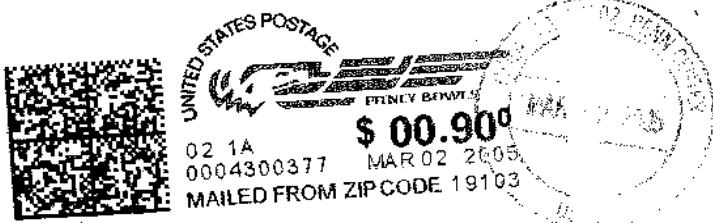


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Name and Address
PHILAN HALLINAN & SCHMIEG, 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 203 MARY 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			
5			
6			
7			
8			
9			
10			
11			
12			
RE: JANET ANN VANHOUTEN 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 nonnegotiable 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.



SHERIFF'S SALE

WEDNESDAY MAY 11, 2005 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 25 OF 2005 ED AND CIVIL WRIT NO. 1441 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a rebar set at the intersection of right-of-way lines of Jessup Street and a 15-foot alley; thence along the Southerly right-of-way line of said 15-foot alley North 71 degrees 00 minutes 00 seconds East 120.00 feet to a rebar set at the Northwest corner of lands now or formerly of Phillip L. Seely; thence along the Westerly line of land of said Seely, South 19 degrees 00 minutes 00 seconds East 72.50 feet to a rebar set at the Northeast corner of Parcel "B"; thence along the Northerly line of said Parcel "B" South 71 degrees 00 minutes 00 seconds West 120.00 feet to a rebar set on the Easterly right-of-way line of Jessup Street; thence along the Easterly right-of-way line of said Jessup Street North 19 degrees 00 minutes 00 seconds West 72.50 feet to the place of beginning.

CONTAINING 8,700 square feet of land in all. All of the above being more fully shown as Parcel "A" on a draft prepared by Bafie, James and Associates dated July 13, 1994 (File 1-1808) and filed in Columbia County Map Book 7, page 589.

Tax Parcel #04A-01-051

PREMISES BEING 203 MARY STREET, BERWICK, PA 18603

TITLE TO SAID PREMISES IS VESTED IN Janet Ann Van Houten by Deed from Janet A. Bedio n/k/a Janet Ann Vouten, single dated 2/12/2001 and recorded 2/16/2001 in Instrument #200101309.

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

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) 784-6100

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. Docket # 25ED2005

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

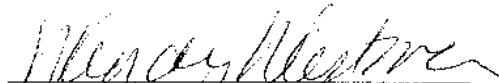
JANET ANN VANHOUTEN

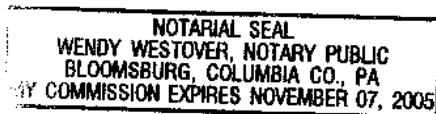
AFFIDAVIT OF SERVICE

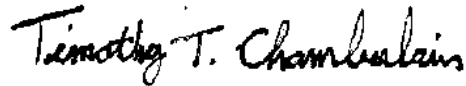
NOW, THIS MONDAY, FEBRUARY 28, 2005, AT 9:40 AM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON JANET ANN VANHOUTEN AT 203 MARY STREET, BERWICK BY HANDING TO JANET ANN VANHOUTEN, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, FEBRUARY 28, 2005


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF



March 1, 2005

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

VS

JANET ANN VANHOUTEN

DOCKET # 25ED2005

JD # 1441JD2004

Dear Timothy:

The outstanding balance on sewer account #102903 for the property located at 203 Mary Street Berwick, Pa through June 2005 is \$212.71.

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/24/2005

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 25ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT JANET ANN VANHOUTEN
ATTORNEY FIRM FEDERMAN & PHELAN

PERSON/CORP TO SERVED
JANET ANN VANHOUTEN
203 MARY STREET
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON JANET ANN VANHOUTEN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02/24/05 TIME 1940 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA u 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>02-25-05</u>	<u>1450</u>	<u>DANLOCO</u>	<u>1/c</u>
<u>02-28-05</u>	<u>0935</u>	<u>DANLOCO</u>	<u>1/c</u>

DEPUTY Ted DeG DATE 02/28/05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/24/2005

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 25ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT JANET ANN VANHOUTEN
ATTORNEY FIRM FEDERMAN & PHELAN

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02/25/05 TIME 1455 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

02/25/05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/24/2005

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 25ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT JANET ANN VANHOUTEN
ATTORNEY FIRM FEDERMAN & PHELAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	WRIT OF EXECUTION - MORTGAGE
1108 FREAS AVE.	FORECLOSURE
BERWICK	

SERVED UPON CELERY CREEK

RELATIONSHIP CLIENT IDENTIFICATION _____

DATE 02/25/05 TIME 1425 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

T. Chamberlain

DATE 02/25/05

Tax Notice 2004 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:
 Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9:30AM - 4PM
 CLOSED WEDNESDAY & HOLIDAYS
 CLOSED FRIDAY AFTER DISCOUNT
PHONE: 570-752-7442

FOR: COLUMBIA COUNTY DATE 03/01/2004 BILL NO. 6326

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	26,023	5.646	143.99	146.93	161.62
SINKING		.845	21.55	21.99	24.19
LIGHT		.75	19.13	19.52	20.50
FIRE		1.25	31.88	32.53	34.16
BORO RE		6.1	155.57	158.74	166.68

The discount & penalty have been calculated for your convenience

PAY THIS AMOUNT	372.12	379.71	407.15
	April 30 - June 30	June 30	June 30
	If paid on or before	If paid on or before	If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

VAN HOUTEN JANET ANN
 203 MARY STREET
 BERWICK PA 18603

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

CNTY	TWP	DISCOUNT	PENALTY	TOTAL ASSESSMENT
2%	2%	10%	5%	
PARCEL: 04A-01-051-00,000				
203 MARY ST				
2011 Acres				
Land				3,504
Buildings				22,519
Total Assessment				26,023

4/28/04

FILE COPY
 CMA

TAX NOTICE 2004 SCHOOL REAL ESTATE
 BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
 CONNIE C. GINGHER
 1615 LINCOLN AVENUE
 BERWICK, PA 18603

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	INC. PENALTY
REAL ESTATE	26023	39.400	1004.80	1025.31	1127.84

The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.

PAY THIS AMOUNT
 IF PAID ON OR BEFORE
 Sept 30
 1004.80
 IF PAID ON OR BEFORE
 Nov 30
 1025.31
 IF PAID AFTER
 Dec 1-15
 1127.84

SCHOOL PENALTY AT 108

M VAN HOUTEN JANET ANN
A 203 MARY STREET
I BERWICK PA 18603
L
T
O

PARCEL 04A01 05100000	PROPERTY DESCRIPTION	ACCT.	3710
203 MARY ST			
20010-1309			
0.20 ACRES			
3504.00			
22519.00			

Original

9.24.04

CMA

THIS TAX RETURNED TO COURT HOUSE: December 15, 2004

COUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Date: 02/25/2005

Fee: \$5.00

Cert. NO: 595

VAN HOUTEN JANET ANN
203 MARY STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20010 -1309
Location: 203 MARY ST LOTS 85-
Parcel Id:04A-01 -051-00,000

Assessment: 26,023
Balances as of 02/25/2005

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

BY: Timothy T. Chamberlain, Sheriff Per: clm

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/24/2005

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 25ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT JANET ANN VANHOUTEN
ATTORNEY FIRM FEDERMAN & PHELAN

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

SERVED UPON Leslie Leflan

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-25-5 TIME 1240 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. C. [Signature] DATE 2-25-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/24/2005

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 25ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT JANET ANN VANHOUTEN
ATTORNEY FIRM FEDERMAN & PHELAN

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 _____ IDENTIFICATION _____

DATE 2-25-5 TIME 820 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 2-25-5

REAL ESTATE OUTLINE

ED # 25-05

DATE RECEIVED 2-24-05
DOCKET AND INDEX 2-25-05
SET FILE FOLDER UP 2-25-05

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# 407741

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

SALE DATE May 11, 05 TIME 0900
POSTING DATE Apr 5, 05
ADV. DATES FOR NEWSPAPER
1ST WEEK Apr 26
2ND WEEK 27
3RD WEEK May 4, 05

SHERIFF'S SALE

WEDNESDAY MAY 11, 2005 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 25 OF 2005 ED AND CIVIL WRIT NO. 1441 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a rebar set at the intersection of right-of-way lines of Jessup Street and a 15-foot alley; thence along the Southerly right-of-way line of said 15-foot alley North 71 degrees 00 minutes 00 seconds East 120.00 feet to a rebar set at the Northwest corner of lands now or formerly of Phillip L. Seely; thence along the Westerly line of land of said Seely, South 19 degrees 00 minutes 00 seconds East 72.50 feet to a rebar set at the Northeast corner of Parcel "B"; thence along the Northerly line of said Parcel "B" South 71 degrees 00 minutes 00 seconds West 120.00 feet to a rebar set on the Easterly right-of-way line of Jessup Street; thence along the Easterly right-of-way line of said Jessup Street North 19 degrees 00 minutes 00 seconds West 72.50 feet to the place of beginning.

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Tax Parcel #04A-01-051

PREMISES BEING 203 MARY STREET, BERWICK, PA 18603

TITLE TO SAID PREMISES IS VESTED IN Janet Ann Van Houten by Deed from Janet A. Bedio n/k/a Janet Ann Vouten, single dated 2/12/2001 and recorded 2/16/2001 in Instrument #200101309.

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

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

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.

JANET ANN VANHOUTEN

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004 CV 1441
:
:
:

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
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REGISTRATION SYSTEMS, INC.

Plaintiff

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: NO. 2004 CV 1441
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DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

Article Number
(transfer from service label)

PS Form 3811, February 2004

Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

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)

7003 0500 0001 9056 2211

Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

5. Delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

6. Domestic Return Receipt ☐ Yes

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

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

JANET ANN VANHOUTEN

Defendant(s)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2004 CV 1441

: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:

Writ
2005 E D 25

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: 203 MARY STREET
BERWICK, PA 18603

(see attached legal description)

Amount Due \$117,071.79

Interest from 2/17/05
to sale date \$ _____
(per diem-\$19.24)

Total \$ _____ Plus Costs as endorsed.

Tami B. Kline Prothy
Clerk *Barbara A. Schwartz*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

ted: 02-24-05
(Seal) **Proth. & Clk. Of Sev. Courts**
My Com. Ex. 1st Mon. Jan 2006

DESCRIPTION

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P.R.C.P. 3180-3183 and RULE 2357

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.**

Plaintiff

VS.

JANET ANN VANHOUTEN

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2004 CV 1441**

**: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)**

*Writ
2005 ED 25*

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(see attached legal description)

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Interest from 2/17/05 \$
to sale date
(per diem-\$19.24)

Total \$ Plus Costs as endorsed.

Tamara B. Kline
Clerk *Barbara N. Silvestri*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: 02.24.05
(Seal)

**Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2005**

DESCRIPTION

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Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004 CV 1441
:

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 **203 MARY 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)

JANET ANN VANHOUTEN

**203 MARY 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: **2/16/05**

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By: DANIEL G. SCHMIEG
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Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

JANET ANN VANHOUTEN

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004 CV 1441
:
:
:

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 Praeipe for the Writ of Execution was filed the following information concerning the real property located at **203 MARY STREET, BERWICK, PA 18603**.

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

NAME

LAST KNOWN ADDRESS

JANET ANN VANHOUTEN

203 MARY 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

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NONE

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

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

TENANT/OCCUPANT

**203 MARY 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: **2/16/05**

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

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REGISTRATION SYSTEMS, INC.

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ATTORNEY FOR PLAINTIFF

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
Plaintiff
Court of Common Pleas
CIVIL DIVISION
vs.
JANET ANN VANHOUDEN
Defendant(s)
NO. 2004 CV 1441

****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

2/16/05

TO: JANET ANN VANHOUDEN
203 MARY STREET
BERWICK, PA 18603

Your house (real estate) at 203 MARY 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 \$117,071.79 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**

DESCRIPTION

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

BEGINNING at a rebar set at the intersection of right-of-way lines of Jessup Street and a 15-foot alley; thence along the Southerly right-of-way line of said 15-foot alley North 71 degrees 00 minutes 00 seconds East 120.00 feet to a rebar set at the Northwest corner of lands now or formerly of Phillip L. Seely; thence along the Westerly line of said Seely, South 19 degrees 00 minutes 00 seconds East 72.50 feet to a rebar set at the Northeast corner of Parcel "B"; thence along the Northerly line of said Parcel "B" South 71 degrees 00 minutes 00 seconds West 120.00 feet to a rebar set on the Easterly right-of-way line of Jessup Street; thence along the Easterly right-of-way line of said Jessup Street North 19 degrees 00 minutes 00 seconds West 72.50 feet to the place of beginning.

CONTAINING 8,700 square feet of land in all. All of the above being more fully shown as Parcel "A" on a draft prepared by Bafle, James and Associates dated July 13, 1994 (File 1-1808) and filed in Columbia County Map Book 7, page 589.

Tax Parcel #04A-01-051

PREMISES BEING 203 MARY STREET, BERWICK, PA 18603

TITLE TO SAID PREMISES IS VESTED IN Janet Ann Houten by Decd from Janet A. Bedio n/k/a Janet Ann Vouten, single dated 2/12/2001 and recorded 2/16/2001 in Instrument #200101309.

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AFFIDAVIT OF SERVICE

WJT

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

**COLUMBIA County
No 2004 CV 1441**

Defendant(s): JANET ANN VANHOUTEN

**Our File #107815
Type of Action
- Notice of Sheriff's Sale**

**Address: 203 MARY STREET
BERWICK, PA 18603**

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'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

DEFENDANT
JANET ANN VANHOUDEN

COURT NO.: 2004 CV 1441

SERVE AT:
203 MARY 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

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

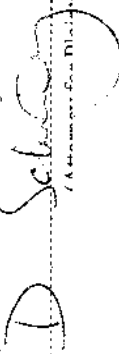
By: _____ Deputy Sheriff

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

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 on 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 JANET ANN VANHOUTEN and

The defendant will be found at 203 MARY 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 _____

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

COMMENCE BANK
 PHILADELPHIA, PA 19148

3-140/360

CHEK NO
 40012

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
02/17/2005	***1,300.00

VOID AFTER 96 MS

To The
 Order
 Of
 Sh. Pile of Columbia County
 35 W Main Street
 Bloomsburg, PA 17815

Frank S. Hallinan

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