

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

Monument Street Funding VS George & Sandy Beecher

NO. 53-05 ED NO. 76-05 JD

DATE/TIME OF SALE: 6-29-05 1100

BID PRICE (INCLUDES COST) \$ 2510.29

POUNDAGE - 2% OF BID \$ 50.21

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2560.50

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 2560.50

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1210.50

SHERIFF'S SALE COST SHEET

Manumint Street Funding vs. George & Sandy Keeder
 NO. 53-05 ED NO. 76-05 JD DATE/TIME OF SALE 6-29-05 1100

| | | |
|---------------------------------|------------------|------------------|
| DOCKET/RETURN | \$15.00 | |
| SERVICE PER DEF. | \$ <u>210.00</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>16.00</u> | |
| POSTING HANDBILL | \$15.00 | |
| CRYING/ADJOURN SALE | \$10.00 | |
| SHERIFF'S DEED | \$35.00 | |
| TRANSFER TAX FORM | \$25.00 | |
| DISTRIBUTION FORM | \$25.00 | |
| COPIES | \$ <u>7.00</u> | |
| NOTARY | \$ <u>12.00</u> | |
| TOTAL ***** | | \$ <u>455.00</u> |

| | | |
|-----------------------|------------------|------------------|
| WEB POSTING | \$150.00 | |
| PRESS ENTERPRISE INC. | \$ <u>695.12</u> | |
| SOLICITOR'S SERVICES | \$75.00 | |
| TOTAL ***** | | \$ <u>920.12</u> |

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

| | | |
|-----------------------|------------------|------------------|
| REAL ESTATE TAXES: | | |
| BORO, TWP & COUNTY 20 | \$ <u>339.11</u> | |
| SCHOOL DIST. 20 | \$ | |
| DELINQUENT 20 | \$ <u>5.00</u> | |
| TOTAL ***** | | \$ <u>344.11</u> |

| | | |
|---------------------|------------------|------------------|
| MUNICIPAL FEES DUE: | | |
| SEWER 20 | \$ <u>588.56</u> | |
| WATER 20 | \$ | |
| TOTAL ***** | | \$ <u>588.56</u> |

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

TOTAL COSTS (OPENING BID) \$ 2510.29

PLUESE, BECKER & SALTZMAN, LLC

Attorneys at Law

ROB SALTZMAN ♦
RSaltzman@pbslaw.org

SANFORD J. BECKER
SBecker@pbslaw.org

ROBERT T. PLUESE
RPluese@pbslaw.org

ROBERT F. THOMAS ♦
RThomas@pbslaw.org

20000 HORIZON WAY
SUITE 900
MT. LAUREL, NEW JERSEY 08054-4318
(856) 813-1700
FACSIMILE: (856) 813-1720

PENNSYLVANIA OFFICE:
425 COMMERCE DRIVE, SUITE 100
FORT WASHINGTON, PA. 19034
(215) 546-3205

Please reply to:
Mt. Laurel, New Jersey

OF COUNSEL:

Katz, Ettin & Levine, P.C.

The Law Offices of Barbara A. Fein, P.C. ♦

♦ PA and NJ Bars

Our File # 78216

August 9, 2005

Sheriff of Columbia County
P.O. Box 380, 35 West Main Street
Bloomsberg, Pennsylvania 17815
Attention: Sheriff Tim Chamberlain

RE: Monument Street Funding, LLC vs. George A. Reeder, Jr. & Sandy R. Reeder
1221 Spring Garden Avenue, Berwick, PA 18603
Sale Date: June 29, 2005
No.: 2005-ED-53

Dear Sir/Madam:

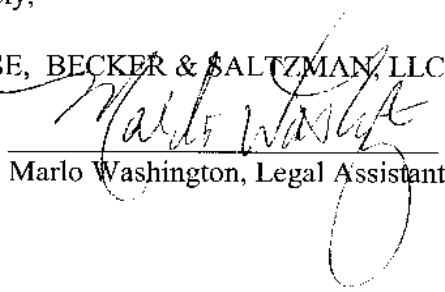
We are **assigning the bid** requesting the deed be prepared in the name of **Monument Street Funding II, LLC, 1100 Corporate Center Drive, Raleigh, NC 27607**. Assignment recorded on August 4, 2005
Instrument #200508203.

Enclosed are two self addressed stamped envelopes for your convenience.

Thank you for your attention to this matter. If you require additional information, let me know.

Sincerely,

PLUESE, BECKER & SALTZMAN, LLC

By: 
Marlo Washington, Legal Assistant

enc.

PLUSE, BECKER & SALTZMAN, LLC

ATTORNEY BUSINESS ACCOUNT
20000 HORIZON WAY, SUITE 900
MT. LAUREL, NJ 08054-4318

COMMERCE
BANK

70673

70673

55-136/312

DATE

AMOUNT

****One Thousand Two hundred Ten dollars and Fifty cents****
PAY

07/13/2005

\$1,210.50

TO THE
ORDER
OF:

Columbia County Sheriff
P.O. Box 380
Bloomsburg PA 17815

COUNTERSIGNATURE REQUIRED ON CHECKS OVER \$8000

AUTHORIZED SIGNATURE



For 78216-Settle with Sheriff

⑈070673⑈ ⑆031201360⑆ 7856880989⑈



Security features. Details on back.

| | | | |
|---|---|--|--|
| <p>Article Addressed to:</p> <p>Commonwealth of PA Dept. of Welfare, Health & Wel. Harrisburg, PA 17120</p> | <p>Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> | <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p> <p>Article Number (Transfer from service label) 7004 0550 0000 7003 7147</p> | <p>SENDER: COMPLETE THIS SECTION</p> <p>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>Print your name and address on the reverse so that we can return the card to you.</p> <p>Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>U. S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 900 MARKET STREET- 5TH FLOOR PHILADELPHIA, PA 19107</p> |
| <p>Article Addressed to:</p> <p>INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106</p> | <p>Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> | <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p> <p>Article Number (Transfer from service label) 7004 0550 0000 7003 7161</p> | <p>SENDER: COMPLETE THIS SECTION</p> <p>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>Print your name and address on the reverse so that we can return the card to you.</p> <p>Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>Monument Street Funding, LLC 1100 Corporate Center Drive Raleigh, NC 27607</p> |
| <p>Article Addressed to:</p> <p>OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105</p> | <p>Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> | <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p> <p>Article Number (Transfer from service label) 7004 0550 0000 7003 7123</p> | <p>SENDER: COMPLETE THIS SECTION</p> <p>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>Print your name and address on the reverse so that we can return the card to you.</p> <p>Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>Monument Street Funding, LLC 1100 Corporate Center Drive Raleigh, NC 27607</p> |


SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  53
B. Received by (Printed Name) Ronald Feller C. Date of Delivery APR 28 2005
D. Is delivery address different from item 1? ☒ Yes ☐ No
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7004 0550 0000 7003 7154

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

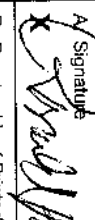
SENDER: COMPLETE THIS SECTION

- 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:

PA American Water Co.
852 Wesley Drive
Mechanicsburg, PA 17055

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  53
B. Received by (Printed Name) Ronald Feller C. Date of Delivery APR 28 2005
D. Is delivery address different from item 1? ☒ Yes ☐ No
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7004 0550 0000 7003 7154

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

PLUESE, BECKER & SALTZMAN, LLC

Attorneys at Law

ROB SALTZMAN ♦
RSaltzman@pbslaw.org

SANFORD J. BECKER
SBecker@pbslaw.org

ROBERT T. PLUESE
RPluese@pbslaw.org

ROBERT F. THOMAS ♦
RThomas@pbslaw.org

20000 HORIZON WAY
SUITE 900
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FACSIMILE: (856) 813-1720

PENNSYLVANIA OFFICE:
425 COMMERCE DRIVE, SUITE 100
FORT WASHINGTON, PA. 19034
(215) 546-3205

Please reply to:
Mt. Laurel, New Jersey

OF COUNSEL:

Katz, Ettin & Levine, P.C.

The Law Offices of Barbara A. Fein, P.C. ♦

♦ PA and NJ Bars

Our File # 78216

July 13, 2005

Sheriff of Columbia County
P.O. Box 380, 35 West Main Street
Bloomsberg, Pennsylvania 17815
Attention: Sheriff Tim Chamberlain

RE: Monument Street Funding, LLC vs. George A. Reeder, Jr. & Sandy R. Reeder
1221 Spring Garden Avenue, Berwick, PA 18603
Sale Date: June 29, 2005
No.: 2005-ED-53

Dear Sir/Madam:

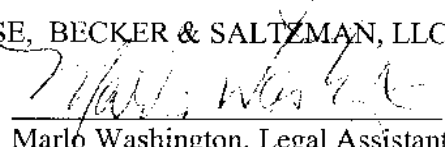
Enclosed please find our check in the amount of \$1,210.50 as settlement in full, minus our previous deposit of \$1,350.00 with reference to the above captioned matter.

We are awaiting an Assignment of Mortgage, then we will send deed instructions.

Thank you for your attention to this matter. If you require additional information, let me know.

Sincerely,

PLUESE, BECKER & SALTZMAN, LLC

By: 
Marlo Washington, Legal Assistant

enc.

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Atty. Saltzman

From: Sheriff Timothy T. Chamberlain

Fax:

Date: June 29, 2005

Phone:

Pages: 3

Re:

CC:

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

•Comments:

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

MONUMENT STREET FUNDING, LLC

VS.

GEORGE & SANDY REEDER


WRIT OF EXECUTION #53 OF 2005 ED

POSTING OF PROPERTY

May 25, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF GEORGE & SANDY REEDER AT 1221 SPRING GARDEN AVE.. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF J. ARTER.

SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 26TH DAY OF MAY 2005



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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

MONUMENT STREET FUNDING, LLC

Docket # 53ED2005

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

GEORGE A. REEDER, JR.
SANDY R. REEDER

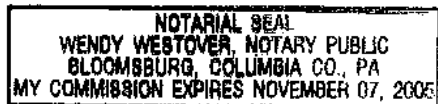
AFFIDAVIT OF SERVICE

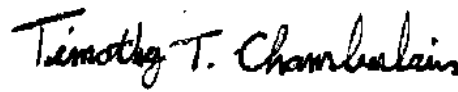
NOW, THIS THURSDAY, APRIL 28, 2005, AT 6:50 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON GEORGE REEDER, JR. AT 1612
ORANGE ST., BERWICK BY HANDING TO SANDY REEDER, WIFE, A TRUE AND ATTESTED
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

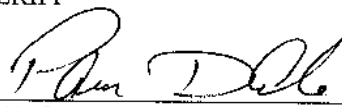
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, APRIL 28, 2005


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
P. D'ANGELO
DEPUTY SHERIFF

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

MONUMENT STREET FUNDING, LLC

Docket # 53ED2005

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

GEORGE A. REEDER, JR.
SANDY R. REEDER

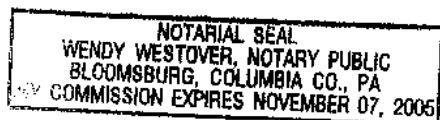
AFFIDAVIT OF SERVICE

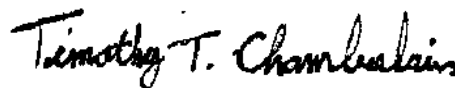
NOW, THIS THURSDAY, APRIL 28, 2005, AT 6:50 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON SANDY REEDER AT 1612
ORANGE ST., BERWICK BY HANDING TO SANDY REEDER, , A TRUE AND ATTESTED COPY
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

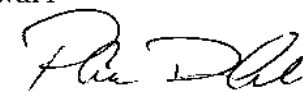
SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, APRIL 28, 2005


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

PLUESE, BECKER & SALTZMAN, LLC

Attorneys at Law

ROB SALTZMAN ♦
RSaltzman@pbslaw.org

SANFORD J. BECKER
SBecker@pbslaw.org

ROBERT T. PLUESE
RPluese@pbslaw.org

ROBERT F. THOMAS ♦
RThomas@pbslaw.org

20000 HORIZON WAY
SUITE 900
MT. LAUREL, NEW JERSEY 08054-4318
(856) 813-1700
FACSIMILE: (856) 813-1720

PENNSYLVANIA OFFICE:
425 COMMERCE DRIVE, SUITE 100
FORT WASHINGTON, PA. 19034
(215) 546-3205

OF COUNSEL:

Katz, Ettin & Levine, P.C.

The Law Offices of Barbara A. Fein, P.C. ♦

♦ PA and NJ Bars

Please reply to:
Mt. Laurel, New Jersey

May 24, 2005

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
35 West Main Street
Bloomsburg, Pennsylvania 17815

Re: Affidavit Pursuant to Rule 3129.2
Monument Street Funding, LLC vs. George A. Reeder Jr. and Sandy R. Reeder
Docket #2005-ED-53


Dear Sir or Madam:

Enclosed please find a copy of the Affidavit Pursuant to Rule 3129.2, which I request you file on behalf of Pluese, Becker & Saltzman, LLC. The original of which was filed with the Prothonotary's Office.

Please return a time-stamped copy of the filed Affidavit in the postage pre-paid envelope provided.

If you are in need of any further information, please feel free to contact me at (856) 813-1700 ext. 241 or via email at Jgiuliano@pbslaw.org

Sincerely,


Joseph M. Giuliano
Legal Assistant

PLUESE, BECKER & SALTZMAN, LLC

Attorneys At Law
Rob Saltzman, Esquire / I.D. No. 53957
20000 Horizon Way Suite 900
Mt Laurel, New Jersey 08054
(856) 813-1700
Attorney for Plaintiff

MONUMENT STREET FUNDING, LLC
Plaintiff,
v.

GEORGE A. REEDER, JR.
SANDY R. REEDER
Defendant

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2005-ED-53

AFFIDAVIT PURSUANT TO Pa R.C.P. 3129.2

Joseph Giuliano, of full age, being duly sworn, deposes and states the following:

1. I am a Legal Assistant with the firm of Pluese, Becker & Saltzman, LLC, local counsel to the Plaintiff in the above-referenced mortgage foreclosure action. I make this Certification predicated upon personal knowledge, matters of record and documents maintained in our firm's file.

2. Diligent efforts have been made to identify all persons/entities holding mortgages, judgments, liens, or other interest in the subject premises of the foreclosure proceeding. The efforts made include, but are not limited to a review of the Court dockets and those interests or encumbrances disclosed by the records of the Recorder of Deeds Office in the County wherein

the subject property is located. Due to circumstances beyond Plaintiff's control, such land records are accurate and report liens or interests recorded through the applicable "cover" or "board" date only, and it is not possible to ascertain the identity of any subordinate lienors whose interests have been recorded after the said cover date.

3. All persons/entities holding mortgages, judgments, liens or other interest in the subject premises, and as limited by the circumstances hereinbefore described, have been provided Notice(s) of Sheriff's Sale. See Exhibit "A", Notice of Sheriff's Sale.

4. The Notice(s) of Sheriff's Sale herein was (were) duly served upon the recipients in accordance with Pennsylvania Rule of Civil Procedure 3129 and/or pursuant to an Order for Alternate Service by posting the subject property and as otherwise stated in the annexed Affidavit of Service. See Proof(s) of Mailing and/or Order and/or Affidavit(s) of Service annexed, collectively marked Exhibit "B."

I hereby declare that the foregoing statements are true and correct to the best of my knowledge, information and belief. I am aware that if the foregoing statements are willfully false, I am subject to punishment.

Respectfully Submitted,

Pluese, Becker & Saltzman, LLC

By: Joseph Giuliano
Joseph Giuliano

Date: May 24, 2005

EXHIBIT “A”

PLUESE, BECKER & SALTZMAN, LLC

Attorneys at Law

ROB SALTZMAN ♦
RSaltzman@pbslaw.org

SANFORD J. BECKER
SBecker@pbslaw.org

ROBERT T. PLUESE
RPluese@pbslaw.org

ROBERT F. THOMAS ♦
RThomas@pbslaw.org

20000 HORIZON WAY
SUITE 900
MT. LAUREL, NEW JERSEY 08054-4318
(856) 813-1700
FACSIMILE (856) 813-1729

PENNSYLVANIA OFFICE:
423 COMMERCE DRIVE, SUITE 100
FORT WASHINGTON, PA 19034
(215) 546-3205

Please reply to:
Mt. Laurel, New Jersey

OF COUNSEL:

The Law Offices of Barbara A. Ford, P.C. ♦

♦ PA and NJ Bars

Our File

April 29, 2005

NOTICE OF COLUMBIA COUNTY SHERIFF'S SALE

To: All Interested Parties, identified in the Annexed Affidavit

**Re: Monument Street Funding, LLC v. George A. Reeder, Jr & Sandy R. Reeder
[Property Owners]**

Docket No. 2005-FD-53

Property: 1221 Spring Garden Ave, Berwick, PA 18603

Please be advised that the above-referenced property (and any improvements thereon) is scheduled to be sold by the Columbia County Sheriff's Department on June 29, 2005 at 11:00 AM, at the Columbia County Sheriff's Office, Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania. This sale is scheduled pursuant to a Final Judgment in Mortgage Foreclosure entered in the amount of \$61,830.53 in the Court of Common Pleas for Columbia County.

Our records indicate that you may have an interest in or judgment encumbering the mortgaged property which may be extinguished (removed) by the sale. You may wish to attend the sale or otherwise act to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule. You may call the Columbia County Sheriff's Department at 570-389-5624 for the date on which the distribution schedule will be posted.

Sincerely,

PLUESE, BECKER & SALTZMAN

ROB SALTZMAN

BY: _____
Rob Saltzman, Esquire
Attorney for Plaintiff

EXHIBIT “B”

Name and Address of Sender

Piasec, Becker & Saulzman, LLC
20000 Horizon Way, Suite 900
Mount Laurel, NJ 08054-4318

Check type of mail or service

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured

- ☐ Registered Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp Here
(If issued as a
certificate of mailing,
or for additional
copies of this bill)
Postmark and
Date of Receipt

Article Number

1. *Reeder*
78216

2.

3.

4.

5.

6.

7.

8.

Total Number of Pieces
Listed by Sender

Total Number of Pieces
Received at Post Office

Address (Name, Street, City, State, & ZIP Code)

George A. Reeder, Jr.
1612 Orange Street
Berwick, PA 18603

George A. Reeder, Jr.
1612 Orange Street
Berwick, PA 18603

County Domestic Relations
P.O. Box 308
Bloomsburg, Pa 17815

County Domestic Relations
P.O. Box 308
Bloomsburg, Pa 17815

Tax Collector
1615 Lincoln Ave
Berwick, PA 18603

Berwick Area Joint Sewer Authority
344 Market Street
Berwick, PA 18603

Pennsylvania American Water Co.
Regional Office
852 Westley Drive
Mechanicsburg, PA 17055

Tenant/Occupant
1221 Spring Garden Avenue
Berwick, PA 18603

Postmaster, Per (Name of receiving employee)

715

Actual Value
if Registered

Insured
Value

Due Sender
if COO

DC
Fee

SC
Fee

SH
Fee

RD
Fee

RR
Fee

See Privacy /

Pennsylvania American Water

P.O. Box 578, Alton IL 62002
1-800-565-7292



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

05/16/2005

Account Number: 24-1600654-8
Premise Number: 240556613
1221 Spring Garden Ave
Berwick PA

53

Dear Sheriff:

This letter is in response to the sheriff sale at the above-mentioned premise.

There is an outstanding balance of \$388.96.

Thank you for your response. If you have any questions or wish to discuss this matter, please contact us at 1-800-565-7292. Our associates are available 24 hours a day, 7 days a week.

Sincerely,

Sandra Wright
Customer Service Center

Tax Notice 2005 County & Municipality

MAKE CHECKS PAYABLE TO:
BERWICK BORO

Connie C. Gingham
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR & FRI 9:30AM - 4PM
CLOSED WEDNESDAY & HOLIDAYS.
CLOSED FRIDAY AFTER DISCOUNT
PHONE: 570-762-7442

FOR: COLUMBIA COUNTY DATE 03/01/2005 BILL NO. 5529

| DESCRIPTION | ASSESSMENT | MILLS | LESS DISCOUNT | AX AMOUNT DUE | INCL. PENALTY |
|--|------------|-------|----------------------------------|---------------------------------|--------------------------|
| GENERAL | 19,663 | 5.646 | 108.80 | 111.02 | 122.12 |
| SINKING | | 1.345 | 25.92 | 26.45 | 29.10 |
| LIGHT | | .75 | 14.45 | 14.75 | 15.49 |
| FIRE | | 1.75 | 33.72 | 34.41 | 36.13 |
| BORO RE | | 6.6 | 127.18 | 129.78 | 136.27 |
| The discount & penalty have been calculated for your convenience | | | 310.07 | 316.41 | 339.11 |
| PAY THIS AMOUNT | | | April 30 If paid on or before | June 30 If paid on or before | June 30 If paid after |

REEDER GEORGE A & SANDY R JR
1221 SPRING GARDEN AVENUE
BERWICK PA 18603

| CNTY | | TWP | | This tax returned to courthouse on: January 1, 2006 | |
|-----------------------------|------|-----------|-----|---|--|
| Discount | 2 % | | 2 % | | |
| Penalty | 10 % | | 5 % | | |
| PARCEL: 04D-08-119-00,000 | | | | | |
| SPR GDN AVE PT LOTS 135-136 | | | | | |
| 1839 Acres | | Land | | 3,204 | |
| | | Buildings | | 16,459 | |
| Total Assessment | | | | 19,663 | |

| | |
|-----------|--|
| FILE COPY | |
|-----------|--|

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

FILE COPY



April 28, 2005

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

MONUMENT STREET FUNDING, LLC

VS

**GEORGE A. REEDER, JR.
SANDY R. REEDER**

DOCKET # 53ED2005

JD # 76JD2005

Dear Timothy:

The balance on sewer account #136342 for the property located at 1221 Spring Garden Avenue, Berwick through June 2005 is \$588.56. The amount owed for the sewer account through June 2005 is \$472.56, plus \$116.00 to satisfy a lien.

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

Sincerely,

Kelly Greer
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

COUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Date: 04/27/2005

Fee: \$5.00

Cert. NO: 802

REEDER GEORGE A & SANDY R JR
1221 SPRING GARDEN AVENUE
BERWICK PA 18603

District: BERWICK BORO
Deed: 0297 -0345
Location: SPR GDN AVE PT LOTS
Parcel Id:04D-08 -119-00,000

Assessment: 19,663

Balances as of 04/27/2005

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

By: Timothy J. Chamberlain, Sheriff Per: dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/25/2005

SERVICE# 1 - OF - 15 SERVICES
DOCKET # 53ED2005

PLAINTIFF MONUMENT STREET FUNDING, LLC

DEFENDANT GEORGE A. REEDER, JR.
SANDY R. REEDER

ATTORNEY FIRM PLUESE BECKER AND SALTZMAN

| PERSON/CORP TO SERVED |
|-----------------------|
|-----------------------|

| |
|--------------------|
| GEORGE REEDER, JR. |
|--------------------|

| |
|-----------------|
| 1612 ORANGE ST. |
|-----------------|

| |
|---------|
| BERWICK |
|---------|

| PAPERS TO SERVED |
|------------------|
|------------------|

| |
|---|
| WRIT OF EXECUTION - MORTGAGE FORECLOSURE |
|---|

SERVED UPON SANDY REEDER

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 04/28/05 TIME 0650 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

| DATE | TIME | OFFICER | REMARKS |
|-----------------|-------------|----------------|------------|
| <u>04-27-05</u> | <u>1230</u> | <u>DANGELO</u> | <u>L/C</u> |

DEPUTY

Alvin Dillo DATE 04/28/05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/25/2005

SERVICE# 2 - OF - 15 SERVICES
DOCKET # 53ED2005

PLAINTIFF MONUMENT STREET FUNDING, LLC

DEFENDANT GEORGE A. REEDER, JR.
SANDY R. REEDER

ATTORNEY FIRM PLUESE BECKER AND SALTZMAN

| PERSON/CORP TO SERVED | PAPERS TO SERVED |
|-----------------------|------------------------------|
| SANDY REEDER | WRIT OF EXECUTION - MORTGAGE |
| 1612 ORANGE ST. | FORECLOSURE |
| BERWICK | |

SERVED UPON SANDY REEDER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04/28/05 TIME 0650 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

| DATE | TIME | OFFICER | REMARKS |
|-----------------|-------------|-----------------|------------|
| <u>04-27-05</u> | <u>1220</u> | <u>D'ANGELO</u> | <u>LLC</u> |

DEPUTY

Paul Dill

DATE 04/28/05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/25/2005

SERVICE# 3 - OF - 15 SERVICES
DOCKET # 53ED2005

PLAINTIFF MONUMENT STREET FUNDING, LLC

DEFENDANT GEORGE A. REEDER, JR.

SANDY R. REEDER

ATTORNEY FIRM PLUESE BECKER AND SALTZMAN

PERSON/CORP TO SERVED

TENANT(S)

1221 SPRING GARDEN AVE.

BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON POSTED - PREMISES VACANT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04.27.05 TIME 1215 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

R. DeB

DATE 04.27.05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/25/2005

SERVICE# 7 - OF - 15 SERVICES
DOCKET # 53ED2005

PLAINTIFF MONUMENT STREET FUNDING, LLC

DEFENDANT GEORGE A. REEDER, JR.
SANDY R. REEDER

ATTORNEY FIRM PLUESE BECKER AND SALTZMAN

| 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 04-27-05 TIME 12:05 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

1000 DCH

DATE 04-27-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/25/2005

SERVICE# 8 - OF - 15 SERVICES
DOCKET # 53ED2005

PLAINTIFF MONUMENT STREET FUNDING, LLC

DEFENDANT GEORGE A. REEDER, JR.
SANDY R. REEDER

ATTORNEY FIRM PLUESE BECKER AND SALTZMAN

| PERSON/CORP TO SERVED |
|-----------------------|
| BERWICK SEWER |
| 1108 FREAS AVE. |
| BERWICK |

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON KELLY GIBBON

RELATIONSHIP CLIENT IDENTIFICATION _____

DATE 04/27/05 TIME 1150 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

04-27-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:

DATE RECEIVED 4/25/2005

SERVICE# 9 - OF - 15 SERVICES

DOCKET # 53ED2005

PLAINTIFF

MONUMENT STREET FUNDING, LLC

DEFENDANT

GEORGE A. REEDER, JR.

SANDY R. REEDER

ATTORNEY FIRM

PLUESE BECKER AND SALTZMAN

PERSON/CORP TO SERVED

DOMESTIC RELATIONS

15 PERRY AVE.

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE

FORECLOSURE

SERVED UPON Leslie L. Ryan

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-27-5 TIME 0855 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. A. [Signature]

DATE 4-27-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/25/2005

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 53ED2005

PLAINTIFF MONUMENT STREET FUNDING, LLC

DEFENDANT GEORGE A. REEDER, JR.
SANDY R. REEDER

ATTORNEY FIRM PLUESE BECKER AND SALTZMAN

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

SERVED UPON Dee Miller

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-27-5 TIME 0830 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE 4-27-5

REAL ESTATE OUTLINE

ED # 53-05

DATE RECEIVED 4-25-05
DOCKET AND INDEX 4-27-05
SET FILE FOLDER UP 4-27-05

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# 69609

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

SALE DATE June 29, 05 TIME 1100
POSTING DATE May 25, 05
ADV. DATES FOR NEWSPAPER
1ST WEEK June 8
2ND WEEK 15
3RD WEEK 22, 05

SHERIFF'S SALE

WEDNESDAY JUNE 29, 2005 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 53 OF 2005 ED AND CIVIL WRIT NO. 76 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 THOSE two certain, adjoining pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at a point on the Northerly side of Spring Garden Avenue at the Southwesterly corner of Lot No. 135; thence along Spring Garden Avenue South 87 degrees 10 minutes West, 45 feet to the Southeasterly corner of Lot No. 137; thence along the same North 2 degrees 50 minutes West 93 feet to land now or late of Hurley E. Albertson; thence along said land North 87 degrees 10 minutes East 45 feet to a point in the Westerly line of Lot No. 135; thence along said lot South 2 degrees 50 minutes East 93 feet to Spring Garden Avenue, the place of Beginning. Being the Southerly portion of Lot No. 136 of Michael's Addition to the Borough of West Berwick

TRACT NO. 2: BEGINNING at a point on the Northerly side of Spring Garden Avenue at the Southwesterly corner of Lot No. 134; thence along the Northerly side of Spring Garden Avenue south 87 degrees 10 minutes West 45 feet to the Southeasterly corner of Lot No. 136; thence along said lot North 2 degrees 50 minutes West 85 feet to land now or late of M.R. Fanning; then along the same North 87 degrees 10 minutes East 45 feet to a point in the Westerly line of Lot No. 134; thence along said lot South 2 degrees 50 minutes East 85 feet to Spring Garden Avenue, the place of Beginning. Being the Southerly one-half of Lot No. 135 of Michael's Addition to the Borough of West Berwick.

Being Parcel No. 04D-08-119

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
Rob Saltzman
20000 Horizon way
Mt. Laurel, New Jersey 08054

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

SHERIFF'S SALE

WEDNESDAY JUNE 29, 2005 AT 11:00 AM

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TRACT NO. 2: BEGINNING at a point on the Northerly side of Spring Garden Avenue at the Southwesterly corner of Lot No. 134; thence along the Northerly side of Spring Garden Avenue south 87 degrees 10 minutes West 45 feet to the Southeasterly corner of Lot No. 136; thence along said lot North 2 degrees 50 minutes West 85 feet to land now or late of M.R. Fanning; then along the same North 87 degrees 10 minutes East 45 feet to a point in the Westerly line of Lot No. 134; thence along said lot South 2 degrees 50 minutes East 85 feet to Spring Garden Avenue, the place of Beginning. Being the Southerly one-half of Lot No. 135 of Michael's Addition to the Borough of West Berwick.

Being Parcel No. 04D-08-119

TERMS OF SALE

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Plaintiff's Attorney
Rob Saltzman
20000 Horizon way
Mt. Laurel, New Jersey 08054

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

SHERIFF'S SALE

WEDNESDAY JUNE 29, 2005 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 53 OF 2005 ED AND CIVIL WRIT NO. 76 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:

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TRACT NO. 2: BEGINNING at a point on the Northerly side of Spring Garden Avenue at the Southwesterly corner of Lot No. 134; thence along the Northerly side of Spring Garden Avenue south 87 degrees 10 minutes West 45 feet to the Southeasterly corner of Lot No. 136; thence along said lot North 2 degrees 50 minutes West 85 feet to land now or late of M.R. Fanning; then along the same North 87 degrees 10 minutes East 45 feet to a point in the Westerly line of Lot No. 134; thence along said lot South 2 degrees 50 minutes East 85 feet to Spring Garden Avenue, the place of Beginning. Being the Southerly one-half of Lot No. 135 of Michael's Addition to the Borough of West Berwick.

Being Parcel No. 04D-08-119

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.

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Plaintiff's Attorney
Rob Saltzman
20000 Horizon way
Mt. Laurel, New Jersey 08054

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

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

MONUMENT STREET FUNDING, LLC

vs

GEORGE A. REEDER, JR

SANDY R. REEDER

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2005-CV-76 Term 19 E.D.

No. 2005-ED-53 Term 19 A.D.

No. Term 19 J.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and cost in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

1221 SPRING GARDEN AVE
BERWICK, PA 18603

Amount Due \$ 61,830.50

Interest from 4/15/05 \$ 609.60

PLUESE, BECKER & SALTZMAN, LLC

Attorneys at Law

ROB SALTZMAN ♦
RSaltzman@pbslaw.org

SANFORD J. BECKER
SBecker@pbslaw.org

ROBERT T. PLUESE
RPluese@pbslaw.org

ROBERT F. THOMAS ♦
RThomas@pbslaw.org

20000 HORIZON WAY
SUITE 900
MT. LAUREL, NEW JERSEY 08054-4318
(856) 813-1700
FACSIMILE: (856) 813-1720

PENNSYLVANIA OFFICE:
425 COMMERCE DRIVE, SUITE 100
FORT WASHINGTON, PA. 19034
(215) 546-3205

Please reply to:
Mt. Laurel, New Jersey

OF COUNSEL:

The Law Offices of Barbara A. Fein, P.C. ♦

♦ PA and NJ Bars

Our File #

April 20, 2005

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

Dear Sir/Madam:

Enclosed please find a Sheriff Sale Package. Could you please serve the Notice of Sale at the following address:

GEORGE A. REEDER, JR
1612 ~~ORANGE~~ ST
BERWICK, PA 18603

SANDY R. REEDER
1612 ~~ORANGE~~ ST
BERWICK, PA 18603

GEORGE A. REEDER, JR
1221 SPRING GARDEN AVE
BERWICK, PA 18603

SANDY R. REEDER
1221 SPRING GARDEN AVE
BERWICK, PA 18603

TENANT/OCCUPANT
1221 SPRING GARDEN AVE
BERWICK, PA 18603

Please feel free to contact me if you should have any questions

Your assistance with this matter is greatly appreciated.

Sincerely,

Alice M Bores
Paralegal

PLUESE, BECKER & SALTZMAN

Attorneys At Law

Rob Saltzman, Esquire / I.D. No. 53957

20000 Horizon Way Suite 900

Mt Laurel, New Jersey 08054

(856) 813-1700

Attorney for Plaintiff

MONUMENT STREET FUNDING, LLC
Plaintiff,

v.

GEORGE A. REEDER, JR
SANDY R. REEDER
Defendant(s).

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO; 2005-CV-76

2005-ED-53

~~NOTICE OF SHERIFF'S SALE OF REAL PROPERTY~~

TO: GEORGE A. REEDER, JR
1221 SPRING GARDEN AVE
BERWICK, PA 18603

SANDY R. REEDER
1221 SPRING GARDEN AVE
BERWICK, PA 18603

Your house at 1221 Spring Garden Ave Berwick, PA 18603, COLUMBIA County, is scheduled to be sold by the COLUMBIA County Sheriff's Department to enforce the Court judgment of \$61,830.53 obtained by Monument Street Funding, LLC against you. The Sheriff's Sale will be conducted on _____ at the Columbia County Courthouse 35 West Main Street Bloomsburg, Pennsylvania, or, in the alternative, at a location to be determined by the COLUMBIA County Sheriff's Department.

NOTICE OF OWNERS' RIGHTS

~~YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE~~

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

1. This sale will be canceled if you pay to Plaintiff Mortgagee the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call Rob Saltzman, Esquire at (215) 546-3205.
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 below 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 Rob Saltzman, Esquire at (215) 546-3205, or by calling the COLUMBIA County Sheriff's Department at 570-389-5618
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 bid in the sale. To find out if this has happened, you may call Rob Saltzman, Esquire at (215) 546-3205, or by calling the COLUMBIA County Sheriff's Department at 570-389-5618
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 had 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 schedule of distribution of the money bid for your house will be filed by the COLUMBIA County Sheriff on or about thirty (30) days from the date of Sheriff's Sale. 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 distribution sheet is posted.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

Lawyer Referral Service
Pennsylvania Bar Association
P O Box 186
Harrisburg, Pa 17108
1-800-692-7375

PLUESE, BECKER & SALTZMAN

Attorneys At Law

Rob Saltzman, Esquire / I.D. No. 53957

20000 Horizon Way Suite 900

Mt Laurel New Jersey 08054

(856)813-1700

Attorney for Plaintiff

78216

MONUMENT STREET FUNDING, LLC

Plaintiff,

v.

GEORGE A. REEDER, JR

SANDY R. REEDER

Defendant(s).

COURT OF COMMON PLEAS

COLUMBIA COUNTY

NO: 2005 -CV-76

2005-ED-53

AFFIDAVIT PURSUANT TO Pa R.C.P. 3129

MONUMENT STREET FUNDING LLC, Plaintiff in the above captioned mortgage foreclosure action, sets forth as of the date the praecipe for the Writ of Execution was filed, the following information concerning the real property located at Road, Township of Bristol, COLUMBIA County, Pennsylvania, was true and correct to the best of its knowledge, information and belief.

1. Name and address of each Owner and/or Reputed Owner:

George A. Reeder, Jr
1612 Orange Street
Berwick PA 18603

Sandy R. Reeder
1612 Orange Street
Berwick, PA 18603

2. Name and address of each Defendant named in the judgment:

George A. Reeder, Jr
1612 Orange Street
Berwick PA 18603

Sandy R. Reeder
1612 Orange Street
Berwick, PA 18603

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

County Domestic Relations
P O Box 308
Bloomsburg, Pa 17815

Commonwealth of Pennsylvania
Department of Welfare
3rd Floor W.
Health and Welfare Bldg
Harrisburg, PA 17120

Tax Collector
1615 Lincoln Ave
Berwick, PA 18603

Berwick Area Joint Sewer Authority
344 Market Street
Berwick, PA 18603

Pennsylvania American Water Co
Regional Office
852 Wesley Drive
Mechanicsburg, PA 17055

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

Monument Street Funding, LLC
1100 Corporate Center Drive
Raleigh, NC 27607

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

None.

6. Name and address of every other person or entity which 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 may have an interest in the property which may be affected by the sale:

Tenant/Occupant
1221 Spring Garden Avenue
Berwick, PA 18603

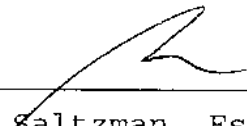
I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Date:

4/21/05

PLUESE, BECKER & SALTZMAN

BY: _____


Rob Galtzman, Esquire
Attorney I.D. No. 53957

PLUESE, BECKER & SALTZMAN

Attorneys At Law

Rob Saltzman, Esquire / I.D. No. 53957

20000 Horizon Way Suite 900

Mt Laurel New Jersey 08054

(856)813-1700

Attorney for Plaintiff

78216

MONUMENT STREET FUNDING, LLC

Plaintiff,

v.

GEORGE A. REEDER, JR

SANDY R. REEDER

Defendant(s).

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2005 -CV-76

2005-ED-53

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County Domestic Relations
P O Box 308
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Commonwealth of Pennsylvania
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3rd Floor W.
Health and Welfare Bldg
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Tax Collector
1615 Lincoln Ave
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344 Market Street
Berwick, PA 18603

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Regional Office
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1100 Corporate Center Drive
Raleigh, NC 27607

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

None.

6. Name and address of every other person or entity which 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 may have an interest in the property which may be affected by the sale:

Tenant/Occupant
1221 Spring Garden Avenue
Berwick, PA 18603

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

Date:

4/21/05

PLUESE, BECKER & SALTZMAN

BY: _____

Rob Saltzman, Esquire
Attorney I.D. No. 53957

CERTIFICATE TO SHERIFF
(Please check appropriate square
in each section)

SHERIFF'S OFFICE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

MONUMENT STREET FUNDING, LLC
Plaintiff,

COURT OF COMMON PLEAS
COLUMBIA COUNTY

v.

GEORGE A. REEDER, JR
SANDY R. REEDER

NO. 2005-CV-76

2005-ED-53

Defendant(s).

I HEREBY CERTIFY THAT:

1. The judgment entered in the above matter is based on a mortgage foreclosure action.
2. The Defendant(s) own the property being exposed to sale as:
 - ☐ An Individual
 - ☐ Tenants by the entireties
 - ☒ Joint tenants with rights of survivorship
 - ☐ A Partnership
 - ☐ Tenants in Common
 - ☐ A corporation
3. The Defendant(s) is (are):
 - ☒ Residents in the Commonwealth of Pennsylvania
 - ☐ Not resident in the Commonwealth of Pennsylvania
 - ☐ If more than one Defendant and either A or B above not applicable, state which Defendants are residents of the Commonwealth of Pennsylvania.

Residents: _____

Dated: *4/21/05*

PLUESE, BECKER & SALTZMAN

BY: _____

[Signature]
Rob Saltzman, Esquire
Attorney I.D. No. 53957

PLUESE, BECKER & SALTZMAN

Rob Saltzman, Esquire / I.D. No. 53957

20000 Horizon Way Suite 900

Mt Laurel, New Jersey 08054

(856) 813-1700

Attorney for Plaintiff

MONUMENT STREET FUNDING, LLC

Plaintiff,

v.

GEORGE A. REEDER, JR

SANDY R. REEDER

Defendant(s).

COURT OF COMMON PLEAS

COLUMBIA COUNTY

NO: 2005-CV-76

2005-ED-53


~~CERTIFICATION AS TO THE SALE OF REAL PROPERTY~~

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

- ☐ FHA -- Tenant Occupied or Vacant
- ☐ Commercial
- ☒ That the Plaintiff has complied in all respects with Section 403 of the HOMEOWNERS' EMERGENCY MORTGAGE ASSISTANCE ACT OF 1983 which may include but is not limited to:
 - (a) Service of notice on Defendant
 - (b) Expiration of thirty days since the service of the Notice
 - (c) Defendant's failure to request or to appear at a face-to-face meeting with the Mortgagee or with a Consumer Credit Counseling Agency
 - (d) Defendant's failure to file an application for financial assistance with the Pennsylvania Housing Finance Agency and/or the denial of such application.

I further agree to indemnify and hold harmless the Sheriff of COLUMBIA County for any willfully false material statements given herein.

PLUESE, BECKER & SALTZMAN

BY: 
Rob Saltzman, Esquire
Attorney I.D. No. 53957

DESCRIPTION

ALL THOSE two certain, adjoining pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows; to wit:

TRACT NO. 1: BEGINNING at a point on the Northerly side of Spring Garden Avenue at the Southwesterly corner of Lot No. 135; thence along Spring Garden Avenue South 87 degrees 10 minutes West, 45 feet to the Southeasterly corner of Lot No. 137; thence along the same North 2 degrees 50 minutes West 93 feet to land now or late of Hurley E. Albertson; thence along said land North 87 degrees 10 minutes East 45 feet to a point in the Westerly line of Lot No. 135; thence along said lot South 2 degrees 50 minutes East 93 feet to Spring Garden Avenue, the place of Beginning. Being the Southerly portion of Lot No. 136 of Michael's Addition to the Borough of West Berwick.

TRACT NO. 2: BEGINNING at a point on the Northerly side of Spring Garden Avenue at the Southwesterly corner of Lot No. 134; thence along the Northerly side of Spring Garden Avenue south 87 degrees 10 minutes West 45 feet to the Southeasterly corner of Lot No. 136; thence along said lot North 2 degrees 50 minutes West 85 feet to land now or late of M.R. Fanning; then along the same North 87 degrees 10 minutes East 45 feet to a point in the Westerly line of Lot No. 134; thence along said lot South 2 degrees 50 minutes East 85 feet to Spring Garden Avenue, the place of Beginning. Being the Southerly one-half of Lot No. 135 of Michael's Addition to the Borough of West Berwick

Being Parcel No. 04D-08-119

DESCRIPTION

ALL THOSE two certain, adjoining pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows; to wit:

TRACT NO. 1: BEGINNING at a point on the Northerly side of Spring Garden Avenue at the Southwesterly corner of Lot No. 135; thence along Spring Garden Avenue South 87 degrees 10 minutes West, 45 feet to the Southeasterly corner of Lot No. 137; thence along the same North 2 degrees 50 minutes West 93 feet to land now or late of Hurley E. Albertson; thence along said land North 87 degrees 10 minutes East 45 feet to a point in the Westerly line of Lot No. 135; thence along said lot South 2 degrees 50 minutes East 93 feet to Spring Garden Avenue, the place of Beginning. Being the Southerly portion of Lot No. 136 of Michael's Addition to the Borough of West Berwick.

TRACT NO. 2: BEGINNING at a point on the Northerly side of Spring Garden Avenue at the Southwesterly corner of Lot No. 134; thence along the Northerly side of Spring Garden Avenue south 87 degrees 10 minutes West 45 feet to the Southeasterly corner of Lot No. 136; thence along said lot North 2 degrees 50 minutes West 85 feet to land now or late of M.R. Fanning; then along the same North 87 degrees 10 minutes East 45 feet to a point in the Westerly line of Lot No. 134; thence along said lot South 2 degrees 50 minutes East 85 feet to Spring Garden Avenue, the place of Beginning. Being the Southerly one-half of Lot No. 135 of Michael's Addition to the Borough of West Berwick

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Being Parcel No. 04D-08-119

PLUESE, BECKER & SALTZMAN, LLC.

ATTORNEY BUSINESS ACCOUNT
20000 HORIZON WAY, SUITE 900
MT. LAUREL, NJ 08054-4318

COMMERCE BANK
55-136-312

69609

69609

****One Thousand Three hundred Fifty dollars and Zero cents****

DATE
4/21/2005

AMOUNT
\$1,350.00

PAY
TO THE
ORDER
OF

Columbia County Sheriff
P.O. Box 380
Bloomsburg PA 17815

ATTORNEY BUSINESS ACCOUNT

For 78216 - sales deposit

⑈069609⑈ ⑆031201360⑆

7856880989⑈

COUNTER SIGNATURE REQUIRED ON ALL CHECKS \$5000 AND OVER



PLUESE, BECKER & SALTZMAN, LLC.

4/21/2005

Payee: Columbia County Sheriff
Amount: \$1,350.00 **For:** 78216 - sales deposit

Matter ID 78216 **Matter Name** 1221 Spring Garden Ave., Berwick, PA 18603

69609

Check # 69609
Request # 46483
By abores

Amount
\$1,350.00