

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

EMC Mort. Corp. vs Robin & Julie Lewis

NO. 10-06 ED NO. 1341-01 JD

DATE/TIME OF SALE: 4-26-06 0930

BID PRICE (INCLUDES COST) \$ 26,000.00

POUNDAGE - 2% OF BID \$ 520.00

TRANSFER TAX - 2% OF FAIR MKT \$ 1572.62


MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 28092.62

PURCHASER(S): Christopher R. Howell

ADDRESS: 50 Howell Drive

NAMES(S) ON DEED: Christopher R. Howell

PURCHASER(S) SIGNATURE(S): X 

TOTAL DUE: \$ 28092.62

LESS DEPOSIT: \$ 3092.62

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 25,000

SHERIFF'S SALE COST SHEET

EMC Mortgage Corp. vs. Robin & Julie Lewis
 NO. 10-06 ED NO. 1341-2001 JD DATE/TIME OF SALE Apr 26, 06 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>32.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>10.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>416.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>700.00</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>925.00</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>247.01</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>1273.70</u>	
TOTAL *****		\$ <u>1519.71</u>

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

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 3042.21

SHERIFF'S SALE

Distribution Sheet

EMC Mortgage Corporation vs. Robin J. & Julie A. Lewis

NO. 1341-2001 JD
NO. 10-2006 ED

DATE OF SALE: April 26, 2006

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) April 26, 2006 and (time) 9:30 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Christopher R. Howell for the price or sum of \$28,092.62 (Twenty Eight Thousand Ninety Two and 62/100) Dollars. Christopher R. Howell being the

highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ 26,000.00	
Poundage	520.00	
Transfer Taxes	1,572.62	
Total Needed to Purchase		\$ 28,092.62
Amount Paid Down		3,092.62
Balance Needed to Purchase		25,000.00

EXPENSES:

Columbia County Sheriff - Costs	\$ 401.00	
Poundage	520.00	\$ 921.00
Newspaper		700.00
Printing		-0-
Solicitor		75.00
Columbia County Prothonotary		10.00
Columbia County Recorder of Deeds - Deed copy work		41.50
Realty transfer taxes		786.31
State stamps		786.31
Tax Collector (Hemlock Twp Tax Collector-Denise Ottaviani)		247.01
Columbia County Tax Assessment Office		1,272.70
State Treasurer		130.00
Other: Web Posting		150.00
Lien Search Certificate		250.00
Notary		15.00
TOTAL EXPENSES:	\$ 5,384.83	

Total Needed to Purchase	\$ 28092.62
Less Expenses	5,384.83
Net to First Lien Holder	22,707.79
Plus Deposit	1,350.00
Total to First Lien Holder	\$ 24,057.79

Sheriff's Office, Bloomsburg, Pa.

April 28, 2006

So answers

Timothy T. Chubb

Sheriff

Date: 4/30/06

From: D. Randy Howell Christopher R. Howell
87 Howell Drive and 50 Howell Drive
Bloomsburg, PA 17815 Bloomsburg, PA 17815

To: Robin J. Lewis &
Julia A. Lewis
181 Dutch Hill Road
Bloomsburg, PA 17815

Subject: Notice to vacate property including personal items.


Dear Mr. & Mrs. Lewis:

We are the successful bidders of the Sheriff's Sale conducted on Wednesday, April 26, 2006, of the property you currently occupy located at 181 Dutch Hill Road, Bloomsburg, PA. You may verify these facts with the Columbia County Sheriff's Department.

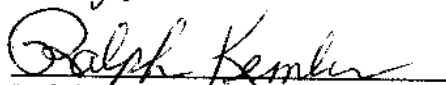
This letter will serve written notice for you, your family and anyone else currently living at the above address to please vacate the property by May 31, 2006. You should also make arrangements to remove all personal items by May 31, 2006. We feel this is a more than fare notice and expect you to comply. In addition, you will be receiving a writ of execution from the Columbia County Courthouse which will communicate the legal issues involved and explain the time limits. It is our hope you work with us and will relocate to another residence and remove your personal items within the specified time period. I will be visiting the property from day to day to ensure the effort to relocate is moving along within a normal time span and to expedite your relocation and ability to meet the dates communicated to you in this letter.

If you have any questions or concerns you need to discuss with me, you may do so during my visits to the property. I will be available from day to day.

Sincerely,

 4/30/06
D. Randy Howell

 4/30/06
Christopher R. Howell

 4/30/06
Ralph Kemler
Witness to Delivery of Letter

cc: Tim Chamberlain-Sheriff, Columbia County
Ola Stackhouse-District Magisterial Judge, District Court 03:01
Tammy Kline-Prothonotary, Columbia County

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK.



Manufacturers and Traders Trust Company
BUFFALO, N.Y. 14240

Lewis property REMITTER

DATE April 28, 2006

23-97/1020

Safety Features Talk Back



PAY TO THE ORDER OF Columbia County Sheriff

\$25,000.00

The Sum of \$ 0.00

TWO AUTHORIZED SIGNATURES REQUIRED FOR AMOUNTS \$10,000.00 & OVER

DRAWER: M & T BANK


Issued by Integrated Payment Systems Inc., Englewood, Colorado
Bank One, N.A., Denver, Colorado

MP
AUTHORIZED SIGNATURE

MP
AUTHORIZED SIGNATURE

113342532# 10200979: 5800347515450711

CHRISTOPHER R. HOWELL &
TINA L. HOWELL TEN-ENT
50 HOWELL DRIVE
BLOOMSBURG, MA 01803

 Janney Montgomery Scott LLC

1425

PAY TO THE
ORDER OF

4-26-06

DATE

53-292/113

\$ 3092.62

Mellon Trust of New England, N.A., Boston, Massachusetts

DOLLARS

 Security
Features
Details on
Back

JANNEY CENTRAL
ASSET ACCOUNT

Expense
Code

FOR

Letter P

⑆014302920⑆3530004353774⑈1425 MP

© 1999 Janney

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brandon R. Eyerly, Publisher, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 5, 12, 19, 2006 is 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.

[Signature]

Sworn and subscribed to before me this 24th day of April, 2006

[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.

.....

10
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

March 22, 2006

Office of the Sheriff
COLUMBIA County Courthouse

RE: EMC MORTGAGE CORPORATION
V. ROBIN J. LEWIS and JULIE A. LEWIS
COLUMBIA COUNTY, NO. 2001-CV-1341

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

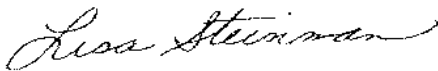
Enclosed please find the following:

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 4/26/06 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: EMC MORTGAGE CORPORATION

) CIVIL ACTION

vs.

ROBIN J. LEWIS
JULIE A. LEWIS

) CIVIL DIVISION
) NO. 2001-CV-1341

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

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

DATE: March 22, 2006


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

KJT/TEAM 3

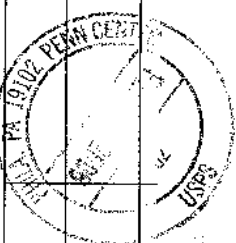
Name and Address of Sender

PHILAN HALLINAN & SCHMIEG
One Penn Center Plaza, Suite 1400
Philadelphia, PA 19103

Line	Article Number	Name of Addressee, Street, and Post Office Address	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 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise 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.
1	****	TENANT/OCCUPANT 181 DUTCH HILL ROAD BLOOMSBURG, PA 17815		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
4	****	KEY FEDERAL SAVINGS BANK 1 AMES PLAZA REHOBETH, DE 19971		
5	****			
6				
7				
8				
9				
		RE: LEWIS, ROBIN		
		TEAM 3 / NMK		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



UNITED STATES POSTAGE
02 1A
0004309825
MAILED FROM ZIP CODE 19103
\$ 01.25⁰
FEB 06 2006
PITNEY BOWES



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.

EMC MORTGAGE CORPORATION.

VS.

ROBIN & JULIE LEWIS

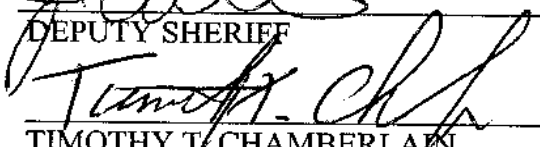
WRIT OF EXECUTION #10 OF 2006 ED

POSTING OF PROPERTY

March 22, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF ROBIN & JULIE LEWIS AT 181 DUTCH HILL ROAD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA
COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

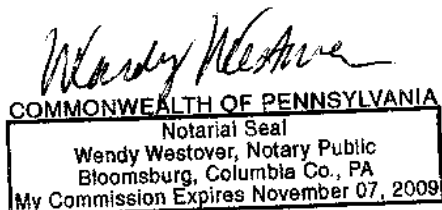
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 22ND DAY OF MARCH 2006



TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

EMC MORTGAGE CORPORATION

Docket # 10ED2006

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

ROBIN J. LEWIS
JULIE A. LEWIS

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JANUARY 26, 2006, AT 3:35 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON ROBIN LEWIS AT 181 DUTCH HILL
ROAD, BLOOMSBURG BY HANDING TO ROBIN LEWIS, , A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

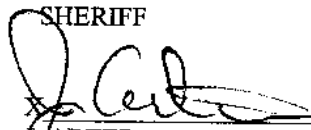
SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, JANUARY 26, 2006


NOTARY PUBLIC

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



X
TIMOTHY T. CHAMBERLAIN
SHERIFF


J. CARTER
DEPUTY SHERIFF

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

EMC MORTGAGE CORPORATION

Docket # 10ED2006

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

ROBIN J. LEWIS
JULIE A. LEWIS

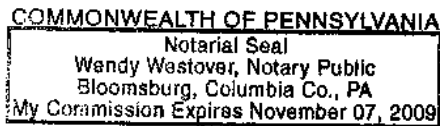
AFFIDAVIT OF SERVICE

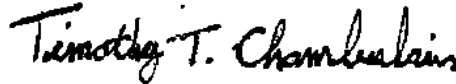
NOW, THIS THURSDAY, JANUARY 26, 2006, AT 3:35 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON JULIE LEWIS AT 181 DUTCH HILL
ROAD, BLOOMSBURG BY HANDING TO JULIE LEWIS, , A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, JANUARY 26, 2006


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF


J. ARTER
DEPUTY SHERIFF

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-563-7000

Fax: 215-563-7009

Genevieve.Mautz@fedphe.com

Genevieve Mautz
Legal Assistant, Ext. 1409

Representing Lenders in
Pennsylvania and New Jersey

March 15, 2006

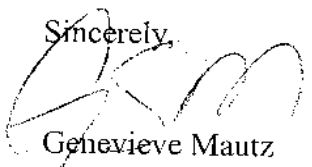
Office of the Sheriff
Columbia County Courthouse
RE: Notice of Sheriff's Sale

Dear Sir/Madame:

Enclosed are Affidavits of Service for the above captioned matter for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,



Genevieve Mautz
Enclosure

AFFIDAVIT OF SERVICE

Plaintiff: EMC MORTGAGE CORPORATION

**Defendant(s): ROBIN J. LEWIS
JULIE A. LEWIS**

**Address: 181 DUTCH HILL ROAD
BLOOMSBURG, PA 17815**

**nink
COLUMBIA County
No 2001-CV-1341**

**Our File#68706
Type of Action
- Notice of Sheriff's Sale**

Sale Date: April 26, 2006

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

SERVED

Served and made known to Julie A. Lewis, Defendant, on the 7th day of March, 2006, at 5:35 o'clock P.m., at 181 Dutch Hill Rd, Commonwealth of Pennsylvania, in the Bloomsbury PA manner described below:

- ☒ Defendant personally served.
☒ Adult family member with whom Defendant(s) reside(s). Relationship is Husband.
____ 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 35-45 Height 5'7" Weight 135 Race W Sex M Other _____

I, David Roberts, 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 7th day of March, 2006.

Notary: Patricia Harris By: David Roberts

Notary Public
State of New Jersey
PATRICIA HARRIS
Commission Expires June 16, 2008

NOT SERVED

On the 16th day of June, 2006, 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 _____, 2006.

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

10

612

AFFIDAVIT OF SERVICE

Plaintiff: EMC MORTGAGE CORPORATION

Defendant(s): ROBIN J. LEWIS
JULIE A. LEWIS

Address: 181 DUTCH HILL ROAD
BLOOMSBURG, PA 17815

nmk
COLUMBIA County
No 2001-CV-1341

Our File#68706
Type of Action
- Notice of Sheriff's Sale

Sale Date: April 26, 2006

PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES

SERVED

Served and made known to Robin J. Lewis, Defendant, on the 7th day of March, 2006, at 5:35 o'clock P.m., at 181 Dutch Hill Rd, Commonwealth of Pennsylvania, in the manner described below:
Bloomsbury PA

- ☒ 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 35-45 Height 5'7" Weight 135 Race W Sex M Other _____

I, David Roberts, 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 7th day
of March, 2006
Notary _____

Notary Public

State of New Jersey

PATRICIA E. HARRIS

On the 7th day of March, 2006, at _____ o'clock _____m., Defendant **NOT FOUND** because:
Commission Expires June 16, 2008

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 2006
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

NOT SERVED

2005 Taxes were unpaid and
 Turned over to The Col. Co. Tax Claims Bureau
 for collections. Need to call Tax Claims for amounts
 Now due.

Be Sure to Collect the face amount of 2006 tax
 Below if I will receive the payment after April 30th

Tax Notice 2006 County & Municipality

HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

Denise D Ottaviani
 116 Frosty Valley Road
 Bloomsburg PA 17815

HOURS: MARCH - APRIL: TUE & THUR 1PM TO 6PM

MAY - JUNE: TUE & THUR 3PM - 6PM

AFTER OCTOBER 31 BY APPOINTMENT

PHONE: 570-784-9310

FOR: COLUMBIA COUNTY				DATE	BILL NO.
				03/01/2006	19598
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	24,120	5.646	133.46	136.18	149.80
SINKING		1.345	31.79	32.44	35.68
FIRE		.75	17.73	18.09	19.90
TWP RE		2.5	59.09	60.30	66.33
The discount & penalty have been calculated for your convenience			242.07	247.01	271.71
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

LEWIS ROBIN J & JULIE A
 181 DUTCH HILL ROAD
 BLOOMSBURG PA 17815

CNTY TWP
 Discount 2 % 2 %
 Penalty 10 % 10 %
 PARCEL: 18 -03 -002-01,000
 181 DUTCH HILL RD
 1.2 Acres Land 6,200
 Buildings 17,920
 Total Assessment 24,120

This tax returned to
 courthouse on:
 January 1, 2007

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

Tax Notice 2006 County & Municipality

HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

Denise D Ottaviani
 116 Frosty Valley Road
 Bloomsburg PA 17815

HOURS: MARCH - APRIL: TUE & THUR 1PM TO 6PM

MAY - JUNE: TUE & THUR 3PM - 6PM

AFTER OCTOBER 31 BY APPOINTMENT

PHONE: 570-784-9310

FOR: COLUMBIA COUNTY				DATE	BILL NO.
				03/01/2006	19598
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	24,120	5.646	133.46	136.18	149.80
SINKING		1.345	31.79	32.44	35.68
FIRE		.75	17.73	18.09	19.90
TWP RE		2.5	59.09	60.30	66.33
The discount & penalty have been calculated			242.07	247.01	271.71
PAY THIS AMOUNT			April 30	June 30	June 30

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

Thursday, January 26, 2006

**DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY RD
BLOOMSBURG, PA 17815-**

**EMC MORTGAGE CORPORATION
VS
ROBIN J. LEWIS
JULIE A. LEWIS**

DOCKET # 10ED2006

JD # 1341JD2001

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

EMC MORTGAGE CORPORATION
909 HIDDEN RIDGE DRIVE, SUITE 200
IRVING, TX 75038

Plaintiff,

v.

ROBIN J. LEWIS
JULIE A. LEWIS
181 DUTCH HILL ROAD
BLOOMSBURG, PA 17815

Defendant(s).

COLUMBIA COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2001-CV-1341

2006-ED-10

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: ROBIN J. LEWIS
JULIE A. LEWIS
181 DUTCH HILL ROAD
BLOOMSBURG, PA 17815

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **181 DUTCH HILL ROAD, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on April 26, 2006, at 9:30 am a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$26,768.73** obtained by EMC MORTGAGE CORPORATION, (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, EMC MORTGAGE CORPORATION, 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 better chance you will have of stopping the Sale. (See the 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 (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 (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
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 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

DESCRIPTION

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

BEGINNING at an iron pin on the Easterly side of the road leading from Dutch Church to Buckhorn in line of lands of Charles Begel; thence by the Easterly side of said road, North 41 degrees 57 minutes 40 seconds West, 229.73 feet to an iron pin in line of other lands now or formerly Reichard; thence by the same, North 74 degrees 32 minutes 07 seconds East, 133.15 feet to an iron pin in lands of the same; thence South 77 degrees 16 minutes 26 seconds East, 380.27 feet to an iron pin in line of lands of Charles Begel; thence by the same, South 70 degrees 28 minutes 38 seconds West, 366.74 feet to the iron pin on the Eastern side of the aforementioned road, the place of beginning. CONTAINING 1.2 acres. This description was prepared from draft of survey made by Orangeville Surveying Consultants dated October 11, 1971.

TAX PARCEL #18-03-002-1

Premises being: 181 DUTCH HILL ROAD, BLOOMSBURG, PA 17815

TITLE TO SAID PREMISES IS VESTED IN ROBIN J. LEWIS AND JULIA A. LEWIS BY DEED FROM LEROY BOUDMAN AND GLORIA L. BOUDMAN, HIS WIFE, DATED 8/13/86 AND RECORDED 8/13/86 IN BOOK 3 PAGE 757.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/25/2006

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 10ED2006

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT ROBIN J. LEWIS
JULIE A. LEWIS

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
ROBIN LEWIS	WRIT OF EXECUTION - MORTGAGE
181 DUTCH HILL ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON Robin

RELATIONSHIP DEF IDENTIFICATION _____

DATE 1-26-6 TIME 15:35 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 1-26-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/25/2006

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 10ED2006

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT ROBIN J. LEWIS
JULIE A. LEWIS

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
JULIE LEWIS	WRIT OF EXECUTION - MORTGAGE
181 DUTCH HILL ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON Julie

RELATIONSHIP DEF IDENTIFICATION _____

DATE 1-26-06 TIME 1535 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 1-26-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/25/2006

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 10ED2006

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT ROBIN J. LEWIS
JULIE A. LEWIS

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
HEMLOCK SEWER
FIREHALL RD
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON LARINA KRAMER

RELATIONSHIP Sister IDENTIFICATION _____

DATE 1-26-06 TIME 1520 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 1-26-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 1/25/2006

SERVICE# 6 - OF - 13 SERVICES
 DOCKET # 10ED2006

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT ROBIN J. LEWIS
 JULIE A. LEWIS

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
 WRIT OF EXECUTION - MORTGAGE
 FORECLOSURE

SERVED UPON DENISE

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 1-26-06 TIME 1520 MILEAGE _____ OTHER _____

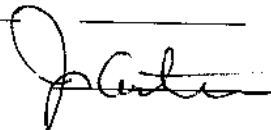
Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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 1-26-06

<p>Item 4 if Restricted Delivery is desired:</p> <p><input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you.</p> <p><input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>Article Addressed to:</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 Number (Transfer from service label): 7005 1160 0000 0372 6794</p> <p>Domestic Return Receipt PS Form 3811, February 2004</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>1. Article Addressed to:</p> <p>COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230</p> <p>2. Article Number (Transfer from service label): 7005 1160 0000 0372 6787</p> <p>PS Form 3811, February 2004</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature: <i>[Signature]</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Address</p> <p>B. Received by (Printed Name): JAN 30 2006</p> <p>C. Date of Delivery: JAN 30 2006</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p> <p>3. Service Type: <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>Article Addressed to:</p> <p>INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 400 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106</p> <p>Article Number (Transfer from service label): 7005 1160 0000 0372 6817</p> <p>Domestic Return Receipt PS Form 3811, February 2004</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>1. Article Addressed to:</p> <p>OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105</p> <p>2. Article Number (Transfer from service label): 7005 1160 0000 0372 6800</p> <p>PS Form 3811, February 2004</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature: <i>[Signature]</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Address</p> <p>B. Received by (Printed Name): JAN 30 2006</p> <p>C. Date of Delivery: JAN 30 2006</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p> <p>3. Service Type: <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>Article Addressed to:</p> <p>INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 400 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106</p> <p>Article Number (Transfer from service label): 7005 1160 0000 0372 6763</p> <p>Domestic Return Receipt PS Form 3811, February 2004</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>1. Article Addressed to:</p> <p>Commonwealth of PA PO Box 2675 Harrisburg, PA 17105</p> <p>2. Article Number (Transfer from service label): 7005 1160 0000 0372 6763</p> <p>PS Form 3811, February 2004</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature: <i>[Signature]</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Address</p> <p>B. Received by (Printed Name): JAN 30 2006</p> <p>C. Date of Delivery: JAN 30 2006</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p> <p>3. Service Type: <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/25/2006

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 10ED2006

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT ROBIN J. LEWIS
JULIE A. LEWIS

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Leslie L. Luman

RELATIONSHIP Cover Services IDENTIFICATION _____

DATE 1-26-6 TIME 1:00 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 1-26-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/25/2006

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 10ED2006

PLAINTIFF EMC MORTGAGE CORPORATION

DEFENDANT ROBIN J. LEWIS

JULIE A. LEWIS

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DEB MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 1-26-6 TIME 1435 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 1-26-6

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:26-JAN-06

FEE:\$5.00

CERT. NO:1615

LEWIS ROBIN J & JULIE A
181 DUTCH HILL ROAD
BLOOMSBURG PA 17815

DISTRICT: HEMLOCK TWP
DEED 0372-0757
LOCATION: 181 DUTCH HILL RD BLOOMSBURG
PARCEL: 18 -03 -002-01,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2005	PRIM	1,202.06	35.60		60.00	1,297.66
TOTAL DUE :						\$1,297.66

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

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2005

REQUESTED BY: Timothy T. Chamberlain, Sheriff

REAL ESTATE OUTLINE

ED # 10-06

DATE RECEIVED 1-25-06
DOCKET AND INDEX 1-26-06
SET FILE FOLDER UP 1-26-06

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# 475656

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

SALE DATE Apr 26, 05 TIME 2006
POSTING DATE Mar 22, 06
ADV. DATES FOR NEWSPAPER
1ST WEEK Apr 5
2ND WEEK 12
3RD WEEK 19, 06

SHERIFF'S SALE

WEDNESDAY APRIL 26, 2006 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 10 OF 2006 ED AND CIVIL WRIT NO. 1341 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at an iron pin on the Easterly side of the road leading from Dutch Church to Buckhorn in line of lands of Charles Begel; thence by the Easterly side of said road, North 41 degrees 57 minutes 40 seconds West, 229.73 feet to an iron pin in line of other lands now or formerly Reichard; thence by the same, North 74 degrees 32 minutes 07 seconds East, 133.15 feet to an iron pin in lands of the same; thence South 77 degrees 16 minutes 26 seconds East, 380.27 feet to an iron pin in line of lands of Charles Begel; thence by the same, South 70 degrees 28 minutes 38 seconds West, 366.74 feet to the iron pin on the Eastern side of the aforementioned road, the place of beginning. CONTAINING 1.2 acres. This description was prepared from draft of survey made by Orangeville Surveying Consultants dated October 11, 1971.

TAX PARCEL #18-03-002-1

Premises being: 181 DUTCH HILL ROAD, BLOOMSBURG, PA 17815

TITLE TO SAID PREMISES IS VESTED IN ROBIN J. LEWIS AND JULIA A. LEWIS BY DEED FROM LEROY BOUDMAN AND GLORIA L. BOUDMAN, HIS WIFE, DATED 8/13/86 AND RECORDED 8/13/86 IN BOOK 372 PAGE 757.

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

SHERIFF'S SALE

WEDNESDAY APRIL 26, 2006 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 10 OF 2006 ED AND CIVIL WRIT NO. 1341 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at an iron pin on the Easterly side of the road leading from Dutch Church to Buckhorn in line of lands of Charles Begel; thence by the Easterly side of said road, North 41 degrees 57 minutes 40 seconds West, 229.73 feet to an iron pin in line of other lands now or formerly Reichard; thence by the same, North 74 degrees 32 minutes 07 seconds East, 133.15 feet to an iron pin in lands of the same; thence South 77 degrees 16 minutes 26 seconds East, 380.27 feet to an iron pin in line of lands of Charles Begel; thence by the same, South 70 degrees 28 minutes 38 seconds West, 366.74 feet to the iron pin on the Eastern side of the aforementioned road, the place of beginning. CONTAINING 1.2 acres. This description was prepared from draft of survey made by Orangeville Surveying Consultants dated October 11, 1971.

TAX PARCEL #18-03-002-1

Premises being: 181 DUTCH HILL ROAD, BLOOMSBURG, PA 17815

TITLE TO SAID PREMISES IS VESTED IN ROBIN J. LEWIS AND JULIA A. LEWIS BY DEED FROM LEROY BOUDMAN AND GLORIA L. BOUDMAN, HIS WIFE, DATED 8/13/86 AND RECORDED 8/13/86 IN BOOK 372 PAGE 757.

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

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

EMC MORTGAGE
CORPORATION

vs.

ROBIN J. LEWIS

JULIE A. LEWIS

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2001-CV-1341 Term 2005

2006-ED-10

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 181 DUTCH HILL ROAD, BLOOMSBURG, PA 17815
(See Legal Description attached)

Amount Due	\$26,768.73
Additional Fees and Costs	\$ 3,458.50
Interest from 9/19/02 to Sale at \$4.40per diem	\$ _____ and costs.

Dated

01-25-2026
(SEAL)

Fanni B. Kline / EAB
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

DESCRIPTION

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

BEGINNING at an iron pin on the Easterly side of the road leading from Dutch Church to Buckhorn in line of lands of Charles Begel; thence by the Easterly side of said road, North 41 degrees 57 minutes 40 seconds West, 229.73 feet to an iron pin in line of other lands now or formerly Reichard; thence by the same, North 74 degrees 32 minutes 07 seconds East, 133.15 feet to an iron pin in lands of the same; thence South 77 degrees 16 minutes 26 seconds East, 380.27 feet to an iron pin in line of lands of Charles Begel; thence by the same, South 70 degrees 28 minutes 38 seconds West, 366.74 feet to the iron pin on the Eastern side of the aforementioned road, the place of beginning. CONTAINING 1.2 acres. This description was prepared from draft of survey made by Orangeville Surveying Consultants dated October 11, 1971.

TAX PARCEL #18-03-002-1

Premises being: 181 DUTCH HILL ROAD, BLOOMSBURG, PA 17815

TITLE TO SAID PREMISES IS VESTED IN ROBIN J. LEWIS AND JULIA A. LEWIS BY DEED FROM LEROY BOUDMAN AND GLORIA L. BOUDMAN, HIS WIFE, DATED 8/13/86 AND RECORDED 8/13/86 IN BOOK 37 PAGE 757.

PHELAN HALLINAN SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**EMC MORTGAGE CORPORATION
909 HIDDEN RIDGE DRIVE, SUITE 200
IRVING, TX 75038**

Plaintiff,

v.

**ROBIN J. LEWIS
JULIE A. LEWIS
181 DUTCH HILL ROAD
BLOOMSBURG, PA 17815**

Defendant(s).


:
:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2001-CV-1341**
: *2006-ED-10*
:
:
:
:
:
:

CERTIFICATION

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

- () an FHA Mortgage
- () non-owner occupied
- () vacant
- (X) Act 91 procedures have been fulfilled

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**EMC MORTGAGE CORPORATION
909 HIDDEN RIDGE DRIVE, SUITE 200
IRVING, TX 75038**

Plaintiff,

v.

**ROBIN J. LEWIS
JULIE A. LEWIS
181 DUTCH HILL ROAD
BLOOMSBURG, PA 17815**

Defendant(s).

**COLUMBIA COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 2001-CV-1341

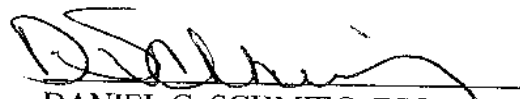
2006-ED-10

CERTIFICATION

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

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

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**EMC MORTGAGE CORPORATION
909 HIDDEN RIDGE DRIVE, SUITE 200
IRVING, TX 75038**

Plaintiff,

v.

**ROBIN J. LEWIS
JULIE A. LEWIS
181 DUTCH HILL ROAD
BLOOMSBURG, PA 17815**

Defendant(s).

**COLUMBIA COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2001-CV-1341
*2006-ED-10***

**AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)**

EMC MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, **DANIEL G. SCHMIEG, ESQUIRE**, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **181 DUTCH HILL ROAD, BLOOMSBURG, PA 17815**.

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

NAME

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

ROBIN J. LEWIS

**181 DUTCH HILL ROAD
BLOOMSBURG, PA 17815**

JULIE A. LEWIS

**181 DUTCH HILL ROAD
BLOOMSBURG, PA 17815**

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

NAME


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

Same as above

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 (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|--------------------------|---|
| KEY FEDERAL SAVINGS BANK | 1 AMES PLAZA
REHOBETH, DE 19971 |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| 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:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 181 DUTCH HILL ROAD
BLOOMSBURG, PA 17815 |
| DOMESTIC RELATIONS OF COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

January 18, 2006
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**EMC MORTGAGE CORPORATION
909 HIDDEN RIDGE DRIVE, SUITE 200
IRVING, TX 75038**

Plaintiff,

v.

**ROBIN J. LEWIS
JULIE A. LEWIS
181 DUTCH HILL ROAD
BLOOMSBURG, PA 17815**

Defendant(s).

**COLUMBIA COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 2001-CV-1341

2006-ED-10

**AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)**

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

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LAST KNOWN ADDRESS (If address cannot be
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ROBIN J. LEWIS

**181 DUTCH HILL ROAD
BLOOMSBURG, PA 17815**

JULIE A. LEWIS

**181 DUTCH HILL ROAD
BLOOMSBURG, PA 17815**

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NAME

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

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 (If address cannot be reasonably ascertained, please so indicate.)
None	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
KEY FEDERAL SAVINGS BANK	1 AMES PLAZA REHOBETH, DE 19971

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
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:

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
None	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
TENANT/OCCUPANT	181 DUTCH HILL ROAD BLOOMSBURG, PA 17815
DOMESTIC RELATIONS OF COLUMBIA COUNTY	COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE	P.O. BOX 2675 HARRISBURG, PA 17105

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

January 18, 2006
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

EMC MORTGAGE CORPORATION
909 HIDDEN RIDGE DRIVE, SUITE 200
IRVING, TX 75038

Plaintiff,

v.

ROBIN J. LEWIS
JULIE A. LEWIS
181 DUTCH HILL ROAD
BLOOMSBURG, PA 17815

Defendant(s).

COLUMBIA COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2001-CV-1341

2006-ED-10

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: ROBIN J. LEWIS
JULIE A. LEWIS
181 DUTCH HILL ROAD
BLOOMSBURG, PA 17815

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **181 DUTCH HILL ROAD, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$26,768.73** obtained by EMC MORTGAGE CORPORATION, (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, EMC MORTGAGE CORPORATION, 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 better chance you will have of stopping the Sale. (See the 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 (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 (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
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 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

DESCRIPTION

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


BEGINNING at an iron pin on the Easterly side of the road leading from Dutch Church to Buckhorn in line of lands of Charles Begel; thence by the Easterly side of said road, North 41 degrees 57 minutes 40 seconds West, 229.73 feet to an iron pin in line of other lands now or formerly Reichard; thence by the same, North 74 degrees 32 minutes 07 seconds East, 133.15 feet to an iron pin in lands of the same; thence South 77 degrees 16 minutes 26 seconds East, 380.27 feet to an iron pin in line of lands of Charles Begel; thence by the same, South 70 degrees 28 minutes 38 seconds West, 366.74 feet to the iron pin on the Eastern side of the aforementioned road, the place of beginning. CONTAINING 1.2 acres. This description was prepared from draft of survey made by Orangeville Surveying Consultants dated October 11, 1971.

TAX PARCEL #18-03-002-1


Premises being: 181 DUTCH HILL ROAD, BLOOMSBURG, PA 17815

TITLE TO SAID PREMISES IS VESTED IN ROBIN J. LEWIS AND JULIA A. LEWIS BY DEED FROM LEROY BOUDMAN AND GLORIA L. BOUDMAN, HIS WIFE, DATED 8/13/86 AND RECORDED 8/13/86 IN BOOK 37 PAGE 757.

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.

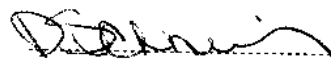
Sheriff

Sir: — There will be placed in your hands

for service a Writ of _____ EXECUTION (REAL ESTATE) _____, styled as

follows: EMC MORTGAGE CORPORATION vs ROBIN J. LEWIS and JULIE A. LEWIS

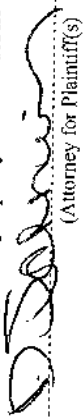
The defendant will be found at 181 DUTCH HILL ROAD,
BLOOMSBURG, PA 17815

 Attorney for Plaintiff


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

See attached legal description

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.

 (Attorney for Plaintiff(s)) (SEAL)

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

 (Attorney for Plaintiff(s)) (SEAL)

HARRY A. ROADARMEL
COLUMBIA County, Pa.

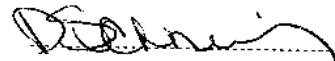
_____, 20____
Sheriff

Sir: - There will be placed in your hands

for service a Writ of _____ EXECUTION (REAL ESTATE) _____, styled as

follows: EMC MORTGAGE CORPORATION vs ROBIN J. LEWIS and JULIE A. LEWIS

The defendant will be found at 181 DUTCH HILL ROAD,
BLOOMSBURG, PA 17815

 Attorney for Plaintiff

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

See attached legal description

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Plaintiff EMC MORTGAGE CORPORATION		Expiration date _____
Defendant ROBIN J. LEWIS & JULIE A. LEWIS		Court Number 2001-CV-1341
SERVE AT		Type or Writ of Complaint EXECUTION/NOTICE OF SALE
NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. ROBIN J. LEWIS		
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 181 DUTCH HILL ROAD, BLOOMSBURG, PA 17815		

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <input checked="" type="checkbox"/> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date _____
---	--	---------------

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF _____	Court Number _____
--------------------	-----------------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff _____	Date _____
	Signature of Sheriff _____	Date _____
	Sheriff of _____	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Plaintiff EMC MORTGAGE CORPORATION		Expiration date _____
Defendant ROBIN J. LEWIS & JULIE A. LEWIS		Court Number 2001-CV-1341
SERVE AT { <div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. JULIE A. LEWIS ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 181 DUTCH HILL ROAD, BLOOMSBURG, PA 17815 </div>		Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 200_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date _____
---	--	---------------

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF _____ _____ _____	Court Number _____ _____ _____
--------------------------------------	---

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff _____	Date _____
	Signature of Sheriff _____	Date _____
	Sheriff of _____	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
Plaintiff EMC MORTGAGE CORPORATION		Expiration date Court Number 2001-CV-1341	
Defendant ROBIN J. LEWIS & JULIE A. LEWIS		Type or Writ of Complaint EXECUTION/NOTICE OF SALE	
SERVE AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 181 DUTCH HILL ROAD, BLOOMSBURG, PA 17815		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.			
PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.			
NOW, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.			
Sheriff of COLUMBIA County, Penna.			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.			
Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		Telephone Number (215)563-7000	Date
SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE			
PLAINTIFF		Court Number	

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20__	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of	

DESCRIPTION

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BEGINNING at an iron pin on the Easterly side of the road leading from Dutch Church to Buckhorn in line of lands of Charles Begel; thence by the Easterly side of said road, North 41 degrees 57 minutes 40 seconds West, 229.73 feet to an iron pin in line of other lands now or formerly Reichard; thence by the same, North 74 degrees 32 minutes 07 seconds East, 133.15 feet to an iron pin in lands of the same; thence South 77 degrees 16 minutes 26 seconds East, 380.27 feet to an iron pin in line of lands of Charles Begel; thence by the same, South 70 degrees 28 minutes 38 seconds West, 366.74 feet to the iron pin on the Eastern side of the aforementioned road, the place of beginning. CONTAINING 1.2 acres. This description was prepared from draft of survey made by Orangeville Surveying Consultants dated October 11, 1971.

TAX PARCEL #18-03-002-1

Premises being: 181 DUTCH HILL ROAD, BLOOMSBURG, PA 17815

TITLE TO SAID PREMISES IS VESTED IN ROBIN J. LEWIS AND JULIA A. LEWIS BY DEED FROM LEROY BOUDMAN AND GLORIA L. BOUDMAN, HIS WIFE, DATED 8/13/86 AND RECORDED 8/13/86 IN BOOK 37 PAGE 757.

DESCRIPTION

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

BEGINNING at an iron pin on the Easterly side of the road leading from Dutch Church to Buckhorn in line of lands of Charles Begel; thence by the Easterly side of said road, North 41 degrees 57 minutes 40 seconds West, 229.73 feet to an iron pin in line of other lands now or formerly Reichard; thence by the same, North 74 degrees 32 minutes 07 seconds East, 133.15 feet to an iron pin in lands of the same; thence South 77 degrees 16 minutes 26 seconds East, 380.27 feet to an iron pin in line of lands of Charles Begel; thence by the same, South 70 degrees 28 minutes 38 seconds West, 366.74 feet to the iron pin on the Eastern side of the aforementioned road, the place of beginning. CONTAINING 1.2 acres. This description was prepared from draft of survey made by Orangeville Surveying Consultants dated October 11, 1971.

TAX PARCEL #18-03-002-1

Premises being: 181 DUTCH HILL ROAD, BLOOMSBURG, PA 17815

TITLE TO SAID PREMISES IS VESTED IN ROBIN J. LEWIS AND JULIA A. LEWIS BY DEED FROM LEROY BOUDMAN AND GLORIA L. BOUDMAN, HIS WIFE, DATED 8/13/86 AND RECORDED 8/13/86 IN BOOK 3 PAGE 757.

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

Pay ONE THOUSAND THREE HUNDRED FIFT

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

475656 103601

THIS DOCUMENT CONTAINS TEXT 3

ENTITY VENDOR
 FAP Sheriff of Columbia County [SCOLU]

CHECK DATE CHECK NO.
 01/18/2006 475656

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
475656	000592902	01/18/2006		68706	1,350.00	0.00	1,350.00
NKK [68/C6] 0005276951 LEWIN, ROBIN							
							1,350.00

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 PHILADELPHIA, PA 19103-1814