

SHERIFF'S SALE COST SHEET

GMAC Mort. Corp. vs. Candace Jeff 9129 Smith
 NO. 110-06 ED NO. _____ JD DATE/TIME OF SALE Sept. 20 1100

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>271.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>6.00</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>5.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>386.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>772.00</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>997.00</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>161</u>	
SCHOOL DIST. 20	\$ <u>161</u>	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

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

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>- 0 -</u>

TOTAL COSTS (OPENING BID) \$1560.00

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

GMAC Mort. Corp. vs Candace Joist and Smith

NO. 110-06 ED NO. 548-06 JD

DATE/TIME OF SALE: Sept. 20 1100

BID PRICE (INCLUDES COST) \$ 70,000.00

POUNDAGE - 2% OF BID \$ 1400.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3210.00

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Larry Mull

Agent for Phelan, Hallinan + Schmieg

TOTAL DUE: \$ 3210.00

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1860.00

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1477

Automated Assisted 320-0007-Ext, 1477

Fax: 215-563-7009

nora.ferrer@fedphe-pa.com

Nora Ferrer
Legal Assistant, ext.1477

Representing Lenders in
Pennsylvania and New Jersey

October 18, 2006

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

Re: DERR, O. Candace
343 East First Street
Bloomsburg, PA 17815
No. 2006-CV-548-MF

URGENT

Dear Sir or Madam:

I hereby assign my bid on the above captioned property knocked-down to me Daniel G. Schmieg as "attorney-on-the-writ" to **FANNIE MAE**, 1900 Market Street, Suite 800, Philadelphia, PA 19103.

Please send a copy of the Deed via facsimile, record the original and send notification of the recording date. Enclosed please find two Realty Transfer Tax Statement of Values and two stamped self-addressed envelopes for your convenience.

Your cooperation in this matter would be appreciated.

Yours truly,



Nora Ferrer

Enclosure

cc: GMAC Mortgage

Account No. 0531750107

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

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

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

B TRANSFER DATA

Date of Acceptance of Document

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

C PROPERTY LOCATION

Street Address	City, Township, Borough
343 East First Street, Bloomsburg, PA 17815	Town of Bloomsburg
County	School District
COLUMBIA	Town of Bloomsburg
	Tax Parcel Number
	05E-05-210-00,000

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$70,000.00	+ -0-	= \$70,000.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$28,243.00	x 3.47	= \$ 98,003.21

E EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
(Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 20021, Page Number 0178.
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Other (Please explain exemption claimed, if other than listed above. Transfer to FANNIE MAE. "This Transfer is an exempt transaction based on 72 P.S. Sect. 8102-C.3.(2) and 12 U.S.C. Sect. 1723a (c) (2)

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

Signature of Correspondent or Responsible Party
DANIEL G. SCHMIEG, ESQUIRE

Daniel G. Schmieg

Date:

10/18/04

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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

3-180360
COMMERCE BANK
PHILADELPHIA, PA 19148

CHECK NO
542279

DATE	AMOUNT
10/10/2006	*****1,860.00

Pay ONE THOUSAND EIGHT HUNDRED SIXTY AND 00/100 DOLLARS

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

Travis S. Hallinan

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈542279⑈ ⑈036001808⑈36 150866 6⑈

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 August 30 and September 6, 13, 2006 as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 18th day of September 2006.

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

And now,, 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

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

September 8, 2006

Office of the Sheriff
COLUMBIA County Courthouse

RE: GMAC MORTGAGE CORPORATION
V. CANDACE O. DERR, A/K/A C. DERR, A/K/A CANDACE O. SMITH
COLUMBIA COUNTY, NO. 2006-CV-548-MF

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

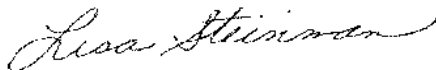
Enclosed please find the following:

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 9/20/06 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: GMAC MORTGAGE CORPORATION

) CIVIL ACTION

vs.

CANDACE O. DERR, A/K/A
C. DERR, A/K/A
CANDACE O. SMITH

) CIVIL DIVISION
) NO. 2006-CV-548-MF

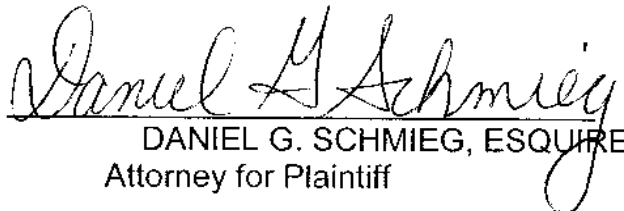
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **GMAC 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.

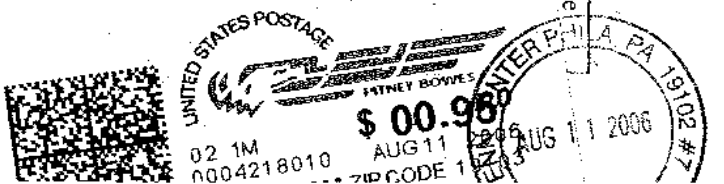
DATE: September 8, 2006


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Name and Address of Sender

PHELAN HALLINAN & SCHMIEG LLC
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 343 EAST FIRST STREET HORSHAM, PA 19044-0969		
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				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		CANDACE O. DERR, A/K/A C. DERR, A/K/A CANDACE O. SMITH	TEAM 3	PHS#134117.
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



THIS DOCUMENT HAS A COLORED BACKGROUND AND INVISIBLE FLUORESCENT FIBERS - VIEW UNDER BLACK LIGHT

William H. Romine, Jr.
SHERIFF OF MERCER COUNTY
Firearms, Civil Execution
Mercer, PA 16137



3-7615
360

PAY THIS AMOUNT

CHECK DATE

09/01/2006

CHECK NUMBER

16397

\$26.00

Twenty Six And 00/100 Dollars

TO THE ORDER OF

COLUMBIA COUNTY SHERIFF
BOX 380 35 W MAIN STREET
BLOOMSBURG, PA 17815

William H. Romine, Jr.

William H. Romine, Jr.

MICRO-PRINT SIGNATURE LINE - MAGNIFY TO VIEW
1101639711 10160781501 610004521411

RECEIPT FOR DISTRIBUTION OF ADVANCE PAYMENTS HELD IN ESCROW

Mercer County
205 S Erie St, Room 102
Mercer PA 16137

Receipt Date 08/09/2006
Receipt Time 10:37:13
Receipt No. 154058

GMAC MORTGAGE CORPORATION (VS) DERR AKA SMITH CANDACE

Case Number 2006-23109 T
Service Info
Remarks Escrow Transfer Out

Advance Payment Balance 75.00 COLUMBIA COUNTY SHERIFF
Total Amount Distributed 75.00

Balance Remaining .00

----- Distribution -----

Transaction Description	Amount	Payee
DOCKET FEES	15.00	MERCER COUNTY TREASURER
SERVICE	15.00	MERCER COUNTY TREASURER
MILEAGE	5.00	MERCER COUNTY TREASURER
COPIES	10.00	MERCER COUNTY TREASURER
NOTARY	4.00	MERCER COUNTY TREASURER
REFUND TO ATTY/PLT	26.00	COLUMBIA COUNTY SHERIFF
Total Amount Distributed	75.00	

CASE NO: 2006-23109

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MercerGMAC MORTGAGE CORPORATION

VS

DERR AKA SMITH CANDACEChad Rowe, Deputy Sheriff of MercerCounty, Pennsylvania, who being duly sworn according to law,
says, the within WRIT OF EXECUTION was served upon
DERR AKA SMITH CANDACE the
DEFENDANT, at 0011:14 Hour, on the 28th day of July, 2006
at 355 VOGAN DRIVEMERCER, PA 16137 by handing toAMANDA DERR - SISTERa true and attested copy of WRIT OF EXECUTION together with
NOTICE OF SHERIFF SALEand at the same time directing Her attention to the contents thereof.

Sheriff's Costs:

Docketing	.00
Service	.00
Affidavit	.00
Surcharge	.00
	.00
	.00

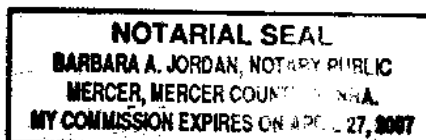
So Answers:

William H. Romine Jr.
William H. Romine Jr., Sheriff
 By Chad Rowe
Deputy Sheriff
 00/00/0000

Sworn and Subscribed to before

me this 9th day of

August A.D. 2006
Barbara A. Jordan
 Notary



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

GMAC MORTGAGE CORPORATION

110ED2006

VS

MORTGAGE FORECLOSURE

CANDACE O. DERR, AKA C. DERR, AKA
CANDACE O. SMITH

NOW, MONDAY, JULY 17, 2006, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF MERCER COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, CANDACE O. DERR, AKA C. DERR, AKA CANDACE OL SMITH, AT 355 VOGAN DRIVE, MERCER, PA

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

RECEIVED
SHERIFF OF
MERCER COUNTY

2006 JUL 27 A 10:02

RECEIPT FOR PAYMENT

=====

Mercer County
205 S Erie St, Room 102
Mercer PA 16137

Receipt Date 07/28/2006
Receipt Time 09:39:18
Receipt No. 153945

GMAC MORTGAGE CORPORATION (VS) DERR AKA SMITH CANDACE

Case Number 2006-23109 T
Service Info
Remarks

Total Check... +	75.00	Number .. 2961
Total Cash.... +	.00	
Cash Out..... -	<u>.00</u>	
Receipt total. =	75.00	

----- Distribution Of Payment -----		
Transaction Description	Payment Amount	
ADVANCE PAYMENT	75.00	COLUMBIA COUNTY SHERIFF
	<u>75.00</u>	

CASE NO: 2006-23109 1'

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MercerGMAC MORTGAGE CORPORATION

VS

DERR AKA SMITH CANDACEChad Rowe, Deputy Sheriff of MercerCounty, Pennsylvania, who being duly sworn according to law,
says, the within WRIT OF EXECUTION was served uponDERR AKA SMITH CANDACE the
DEFENDANT, at 0011:14 Hour, on the 28th day of July, 2006
at 355 VOGAN DRIVEMERCER, PA 16137 by handing toAMANDA DERR - SISTERa true and attested copy of WRIT OF EXECUTION together with
NOTICE OF SHERIFF SALEand at the same time directing Her attention to the contents thereof.

Sheriff's Costs:

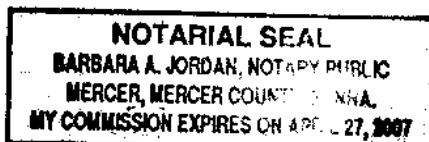
Docketing	.00
Service	.00
Affidavit	.00
Surcharge	.00
	.00
	.00

So Answers:

William H. Romine Jr.
William H. Romine Jr., Sheriff
 By Chad Rowe
Deputy Sheriff

00/00/0000

Sworn and Subscribed to before

me this 9th day ofAugust A.D. 2006Barbara A. Jordan
Notary

RECEIPT FOR DISTRIBUTION OF ADVANCE PAYMENTS HELD IN ESCROW
=====

Mercer County
205 S Erie St, Room 102
Mercer PA 16137

Receipt Date 08/09/2006
Receipt Time 10:37:13
Receipt No. 154058

GMAC MORTGAGE CORPORATION (VS) DERR AKA SMITH CANDACE

Case Number 2006-23109 T
Service Info
Remarks Escrow Transfer Out

Advance Payment Balance	75.00	COLUMBIA COUNTY SHERIFF
Total Amount Distributed	75.00	

Balance Remaining	.00
-------------------	-----

----- Distribution -----

Transaction Description	Amount	Payee
DOCKET FEES	15.00	MERCER COUNTY TREASURER
SERVICE	15.00	MERCER COUNTY TREASURER
MILEAGE	5.00	MERCER COUNTY TREASURER
COPIES	10.00	MERCER COUNTY TREASURER
NOTARY	4.00	MERCER COUNTY TREASURER
REFUND TO ATTY/PLT	26.00	COLUMBIA COUNTY SHERIFF
Total Amount Distributed	75.00	

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

Article Number
Transfer from service label,

Form 3811, February 2004

Domestic Return Receipt

7005 1160 0000 0372 8606

102595-02-M-1540

PS Form 3811, February 2004

(Transfer from service label)

7005 1160 0000 0372 8637

Domestic Return Receipt

102595-02-M-10

b. Received by (Printed Name) T. Doyle Date of delivery Jul 19 2000

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

so that we can return the card to you.
 Attach this card to the back of the malpiece
 or on the front if space permits.

Article Addressed to

OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE

HARRISBURG, PA 17105

B. Received by (Printed Name)	C. Date of Delivery
\$ 5975	JUL 19 2000

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

7000 Domestic Return

COMPLETE	A. S. Sina <i>[Signature]</i>	B. Receipt	D. Is deliv If YES
-----------------	----------------------------------	------------	-----------------------

COMPL A. Signature <i>[Signature]</i> B. Receipt		D. Is delivery if YES	
3. Service <input checked="" type="checkbox"/> Cell <input type="checkbox"/> Reg <input type="checkbox"/> Insist		4. Resisting	

COMPLETE THIS SECTION ON DELIVERY

Signature *Samuel J. Venturo*

Agent ☒ Agent

B. Received by (Printed Name) _____

C. Date of Delivery JUL 19 2000

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below: _____

3. Service Type

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

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

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature *James M. [Signature]*

B. Received by (Printed Name) _____

C. Date of Delivery *7/20/06*

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

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

1160 0000 0372 8620

Receipt 102595-02-M-154

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.

GMAC MORTGAGE CORP.

VS.

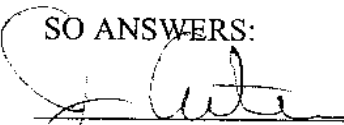
CANDACE DERR AKA SMITH

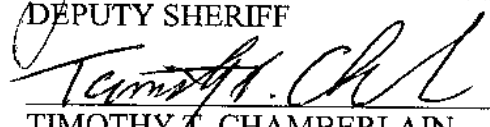
WRIT OF EXECUTION #110 OF 2006 ED

POSTING OF PROPERTY

August 15, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF CANDACE DERR AKA SMITH AT 343 EAST FIRST STREET 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 21ST DAY OF AUGUST 2006



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

TAKE CHECKS PAYABLE TO:
MARY F. WARD
301 East Second Street
Bloomsburg, PA 17815

FOR BLOOMSBURG SCHOOL DISTRICT

DATE 07/01/2006 BILL# 000733

HOURS JUL & AUG TH 9AM-4:30PM
FRI 9AM-2PM AFTER AUG 31
FRI 9AM-4:30PM OR BY APPT
PHONE 570-784-1581

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	28243	35.100	971.50	991.33	1090.46
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.			971.50	991.33	1090.46
			AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID ON OR BEFORE	OCT 31 IF PAID AFTER

**PAY
THIS
AMOUNT**

SCHOOL PENALTY AT 10%

M
A DERR CANDACE O
I 343 EAST FIRST ST
L BLOOMSBURG PA 17815

PROPERTY DESCRIPTION		ACCT.
PARCEL 05E05 21000000		12411
343 E FIRST ST	4181.00	THIS TAX RETURNED TO COURT HOUSE JANUARY 1, 2007
20021-0177	24062.00	
0.16 ACRES		

Copy 1

NAME AND ADDRESS CORRECTION REQUESTED

County & Town paid April 28, 2006

9/20

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

Monday, July 17, 2006

**MARY WARD-TAX COLLECTOR
2ND ST.
BLOOMSBURG, PA 17815-**

**GMAC MORTGAGE CORPORATION
VS
CANDACE O. DERR, AKA C. DERR, AKA CANDACE O. SMITH**

DOCKET # 110ED2006

JD # 548JD2006

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

PHILAN 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

GMAC MORTGAGE CORPORATION

500 ENTERPRISE ROAD, STE 150

HORSHAM, PA 19044-0969

Plaintiff,

v.

CANDACE O. DERR, A/K/A C. DERR, A/K/A

CANDACE O. SMITH

355 VOGAN DRIVE

MERCER, PA 16137

Defendant(s).

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2006-CV-548-MF

2006-ED-110

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: CANDACE O. DERR, A/K/A C. DERR, A/K/A CANDACE O. SMITH

355 VOGAN DRIVE

MERCER, PA 16137

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 **343 EAST FIRST STREET, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on September 20, 2006, at 11:00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$72,227.75 obtained by GMAC 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, GMAC 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

HAT CERTAIN piece, parcel and lot of land located in the Town of Bloomsburg, Columbia County, Pennsylvania, described as follows:

All that certain piece, parcel and tract of land situate upon the north side of First Street extended and BEGINNING at corner of lot now or formerly of Mr. Bills; THENCE north 26 1/2 degrees east 60 feet to a proposed alley; THENCE north 50 3/4 degrees west 130 feet to corner of an alley; THENCE southwest along said alley 40 feet to lot now or formerly of Mr. Bills aforesaid; THENCE south 41 3/4 degrees east 138 feet to First Street, the place of beginning.

The afore-recited description was taken from a deed granted unto Jeremiah Gross, dated December 1, 1893 and recorded in Columbia County in Deed Book 54 at Page 198.

BEING THE SAME premises which ABC Holdings Corporation, aka Tiger Relocation Company, by its deed dated August 14, 2000 and recorded in the Office of the Recorder of Deeds in and for Columbia County to Instrument Number 200007988 granted and conveyed unto Kathleen L. Misiti.

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Candace O. Derr, single, by Deed from Kathleen L. Misiti, single, dated 8-23-02, recorded 8-27-02, in Deed Book 20021, page 0177.

PRIOR DEED INFORMATION

TITLE TO SAID PREMISES IS VESTED IN Kathleen L. Misiti, by Deed from ABC Holdings Corporation, a/k/a, Tiger Relocation Company, dated 8-14-00, recorded 8-22-00, in Deed Book 20000, page 7988.

PARCEL IDENTIFICATION NO: 05E-05-210-00,000

Premises being: 343 EAST FIRST STREET, BLOOMSBURG, PA 17815

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/13/2006

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 110ED2006

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT CANDACE O. DERR, AKA C. DERR, AKA CANDACE O. SMITH

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
343 EAST FIRST STREET	
BLOOMSBURG	

SERVED UPON KEVIN REEDER

RELATIONSHIP TENANT IDENTIFICATION _____

DATE 8-4-06 TIME 1640 MILEAGE _____ OTHER _____

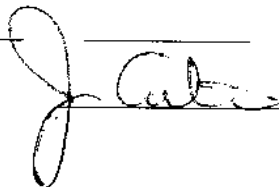
Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

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>7-24-06</u>	<u>0940</u>	<u>ARTER</u>	<u>CARD</u>
<u>8-4-06</u>	<u>1455</u>	<u>ARTER</u>	<u>CARD</u>

DEPUTY



DATE 8-4-06

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

Board of Directors

Michael Upton
Thomas Evans
George Turner

**TOWN HALL
301 EAST SECOND STREET
BLOOMSBURG PA 17815
570~784~5422
570~784~1518 (FAX)**

Chairman
Thomas Evans
Vice Chairman
George Turner
Treasurer
Michael Upton
Secretary-Asst. Treasurer
Carol L. Mas
Solicitor
Gary E. Norton, Esq.

July 21, 2006

Tim Chamberlain
Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg PA 17815

RE: Candace O. Derr A/K/A C. Derr, A/K/A Candace O. Smith
355 Vogan Drive
Mercer, Pa. 16137


Docket # 110ED2006 JD# 548JD2006

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you it holds no claims for unpaid sewer service charges.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,


Jeanette Cashner
Office Manager

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/13/2006

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 110ED2006

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT CANDACE O. DERR, AKA C. DERR, AKA CANDACE O. SMITH

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
MARY WARD-TAX COLLECTOR
2ND ST.
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Dropped in Mail Slot

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-18-6 TIME 0940 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) _____

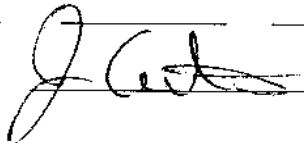
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 7-18-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/13/2006

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 110ED2006

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT CANDACE O. DERR, AKA C. DERR, AKA CANDACE O. SMITH

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
BLOOMSBURG SEWER	MORTGAGE FORECLOSURE
2ND ST.	
BLOOMSBURG	

SERVED UPON JEANETTE CASHMAN

RELATIONSHIP OFFICE MANAGER IDENTIFICATION _____

DATE 7-18-6 TIME 0940 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

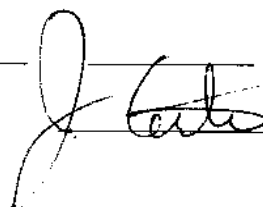
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 7-18-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/13/2006

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 110ED2006

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT CANDACE O. DERR, AKA C. DERR, AKA CANDACE O. SMITH

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Leslie Levan

RELATIONSHIP Cost Services IDENTIFICATION _____

DATE 7-18-6 TIME 8:00 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 J. Carter DATE 7-18-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/13/2006

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 110ED2006

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT CANDACE O. DERR, AKA C. DERR, AKA CANDACE O. SMITH

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 7-18-6 TIME 0800 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. Auler

DATE 7-18-6

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 07/18/2006

Fee: \$5.00

Cert. NO: 2258

DERR CANDACE O
343 EAST FIRST ST
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 20021 -0177
Location: 343 E 1ST ST LOT 4
Parcel Id: 05E-05 -210-00,000

Assessment: 28,243
Balances as of 07/18/2006

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain Per: du
Sheriff

REAL ESTATE OUTLINE

ED # 110-06

DATE RECEIVED 7-13-06

DOCKET AND INDEX 7-17-06

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# 516780

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

SALE DATE

POSTING DATE

ADV. DATES FOR NEWSPAPER

Sept. 20, 06 TIME 1100

Aug. 16, 06

1ST WEEK Aug. 30

2ND WEEK Sept. 6

3RD WEEK 13, 06

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 20, 2006 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 110 OF 2006 ED AND CIVIL WRIT NO. 548 OF 2006 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 located in the Town of Bloomsburg, Columbia County, Pennsylvania, described as follows:

All that certain piece, parcel and tract of land situate upon the north side of First Street extended and BEGINNING at corner of lot now or formerly of Mr. Bills; THENCE north 26 ½ degrees east 60 feet to a proposed alley; THENCE north 50 ¾ degrees west 130 feet to corner of an alley; THENCE southwest along said alley 40 feet to lot now or formerly of Mr. Bills aforesaid; THENCE south 41 ¾ degrees east 138 feet to First Street, the place of beginning.

The afore-recited description was taken from a deed granted unto Jeremiah Gross, dated December 1, 1893 and recorded in Columbia County in Deed Book 54 at Page 198.

BEING THE SAME premises which ABC Holdings Corporation, aka Tiger Relocation Company, by its deed dated August 14, 2000 and recorded in the Office of the Recorder of Deeds in and for Columbia County to Instrument Number 200007988 granted and conveyed unto Kathleen L. Misiti.

Record Owner

TITLE TO SAID PREMISES IS VESTED IN Candace O. Derr, single, by Deed from Kathleen L. Misiti, single, dated 8/23/02, recorded 8/27/02, in Deed Book 20021, page 0177.

Prior Deed Information

TITLE TO SAID PREMISES IS VESTED IN Kathleen L. Misiti, by Deed from ABC Holdings Corporation, a/k/a, Tiger Relocation Company, dated 8/14/00, recorded 8/22/00, in Deed Book 20000, page 7988.

PARCEL IDENTIFICATION NO: 05E-05-210-00,000

Premises being: 343 East First Street, Bloomsburg, PA 17815

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 SEPTEMBER 20, 2006 AT 11:00 AM

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

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

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

GMAC MORTGAGE
CORPORATION

vs.

CANDACE O. DERR, A/K/A C.
DERR, A/K/A CANDACE O.
SMITH

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2006-CV-548-MF Term 2005

2006 ED-110
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: 343 EAST FIRST STREET, BLOOMSBURG, PA 17815
(See Legal Description attached)

Amount Due	<u>\$72,227.75</u>
Additional Fees and Costs	<u>\$1,855.00</u>
Interest from 6/20/06 to Sale	\$_____ and costs.
at \$11.87per diem	

Dated

7/13/2006
(SEAL)

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

PHS#134117

DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land located in the Town of Bloomsburg, Columbia County, Pennsylvania, described as follows:

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PARCEL IDENTIFICATION NO: 05E-05-210-00,000

Premises being: 343 EAST FIRST STREET, BLOOMSBURG, PA 17815

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

GMAC MORTGAGE CORPORATION

500 ENTERPRISE ROAD, STE 150

HORSHAM, PA 19044-0969

Plaintiff,

v.

CANDACE O. DERR, A/K/A C. DERR, A/K/A

CANDACE O. SMITH

355 VOGAN DRIVE

MERCER, PA 16137

Defendant(s).

:
:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2006-CV-548-MF**
: *2006-ED-110*
:
:
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No.1)

GMAC 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 **343 EAST FIRST STREET, 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.)

**CANDACE O. DERR,
A/K/A C. DERR, A/K/A
CANDACE O. SMITH**

**355 VOGAN DRIVE
MERCER, PA 16137**

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.)

None

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

**343 EAST FIRST STREET
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.

July 10, 2006
Date


DANIEL G. SCHMIEGE, 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

GMAC MORTGAGE CORPORATION

500 ENTERPRISE ROAD, STE 150

HORSHAM, PA 19044-0969

Plaintiff,

v.

CANDACE O. DERR, A/K/A C. DERR, A/K/A

CANDACE O. SMITH

355 VOGAN DRIVE

MERCER, PA 16137

Defendant(s).

**COLUMBIA COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 2006-CV-548-MF

2006-ED-110

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

GMAC 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 Exccution was filed, the following information concerning the real property located at **343 EAST FIRST STREET, 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.)

**CANDACE O. DERR,
A/K/A C. DERR, A/K/A
CANDACE O. SMITH**

**355 VOGAN DRIVE
MERCER, PA 16137**

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

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reasonably ascertained, please so indicate.)

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reasonably ascertained, please so indicate.)

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LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

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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

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TENANT/OCCUPANT

**343 EAST FIRST STREET
BLOOMSBURG, PA 17815**

**DOMESTIC RELATIONS
OF COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
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**COMMONWEALTH OF
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July 10, 2006

Date


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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

GMAC MORTGAGE CORPORATION

500 ENTERPRISE ROAD, STE 150

HORSHAM, PA 19044-0969

Plaintiff,

v.

CANDACE O. DERR, A/K/A C. DERR, A/K/A

CANDACE O. SMITH

355 VOGAN DRIVE

MERCER, PA 16137

Defendant(s).

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2006-CV-548-MF

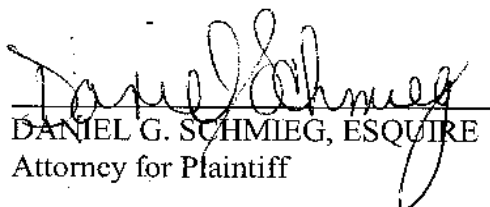
2006-ED-110

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

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Plaintiff,

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Defendant(s).

COLUMBIA COUNTY

COURT OF COMMON PLEAS

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NO. 2006-CV-548-MF

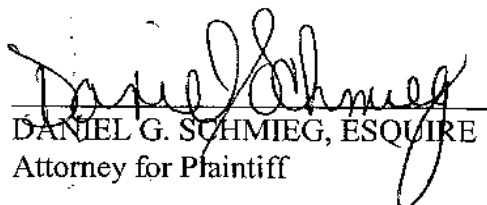
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CERTIFICATION

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:

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DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

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1617 John F. Kennedy Boulevard

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Attorney for Plaintiff

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Attorney for Plaintiff

GMAC MORTGAGE CORPORATION

500 ENTERPRISE ROAD, STE 150

HORSHAM, PA 19044-0969

Plaintiff,

v.

CANDACE O. DERR, A/K/A C. DERR, A/K/A

CANDACE O. SMITH

355 VOGAN DRIVE

MERCER, PA 16137

Defendant(s).

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2006-CV-548-MF

2006-ED-110

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: CANDACE O. DERR, A/K/A C. DERR, A/K/A CANDACE O. SMITH

355 VOGAN DRIVE

MERCER, PA 16137

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 **343 EAST FIRST STREET, 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 \$72,227.75 obtained by GMAC 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, GMAC 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 located in the Town of Bloomsburg, Columbia County, Pennsylvania, described as follows:

All that certain piece, parcel and tract of land situate upon the north side of First Street extended and BEGINNING at corner of lot now or formerly of Mr. Bills; THENCE north 26 1/2 degrees east 60 feet to a proposed alley; THENCE north 50 3/4 degrees west 130 feet to corner of an alley; THENCE southwest along said alley 40 feet to lot now or formerly of Mr. Bills aforesaid; THENCE south 41 3/4 degrees east 138 feet to First Street, the place of beginning.

The afore-recited description was taken from a deed granted unto Jeremiah Gross, dated December 1, 1893 and recorded in Columbia County in Deed Book 54 at Page 198.

BEING THE SAME premises which ABC Holdings Corporation, aka Tiger Relocation Company, by its deed dated August 14, 2000 and recorded in the Office of the Recorder of Deeds in and for Columbia County to Instrument Number 200007988 granted and conveyed unto Kathleen L. Misiti.

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Candace O. Derr, single, by Deed from Kathleen L. Misiti, single, dated 8-23-02, recorded 8-27-02, in Deed Book 20021, page 0177.

PRIOR DEED INFORMATION

TITLE TO SAID PREMISES IS VESTED IN Kathleen L. Misiti, by Deed from ABC Holdings Corporation, a/k/a, Tiger Relocation Company, dated 8-14-00, recorded 8-22-00, in Deed Book 20000, page 7988.

PARCEL IDENTIFICATION NO: 05E-05-210-00,000

Premises being: 343 EAST FIRST STREET, BLOOMSBURG, PA 17815

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.

Daniel Schmitz
(Attorney for Plaintiff(s)) (SEAL)

WAIVER OF INSURANCE - Now, _____, 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.

Daniel Schmitz
(Attorney for Plaintiff(s)) (SEAL)

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: GMAC MORTGAGE CORPORATION vs CANDACE O. DERR,
A/K/A C. DERR, A/K/A CANDACE O. SMITH and

The defendant will be found at 355 VOGAN DRIVE, MERCER, PA
16137

Daniel Schmitz
Attorney for Plaintiff

If Writ of Exccution, 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.

(SEAL)

(Attorney for Plaintiff(s))

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(SEAL)

(Attorney for Plaintiff(s))

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Daniel Schreyer Attorney for Plaintiff

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PARCEL IDENTIFICATION NO: 05E-05-210-00,000

Premises being: 343 EAST FIRST STREET, BLOOMSBURG, PA 17815

SHERIFF'S RETURN

GMAC MORTGAGE CORPORATION

Plaintiff

vs.

CANDACE O. DERR, A/K/A C. DERR, A/K/A CANDACE O.
SMITH

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2006-CV-548-MF CD Term, 2000

WRIT

ISSUED

NOW, _____ 2001, I, _____ High Sheriff of Columbia County, Pennsylvania,
do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation
being made at the request and risk of the Plaintiff.
Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 2001, at _____ O'Clock _____ m., served the within
_____ upon _____
at _____
_____ by handing to _____
_____ a true and correct copy of the original Notice of Sale and made known to _____
the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20 _____

Notary Public

BY: _____
Sheriff

20, _____, See return endorsed hereon by Sheriff of
County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

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.

Expiration date _____

Plaintiff
GMAC MORTGAGE CORPORATION

Court Number
2006-CV-548-MF

Defendant
CANDACE O. DERR, A/K/A C. DERR, A/K/A CANDACE O. SMITH

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
CANDACE O. DERR, A/K/A C. DERR, A/K/A CANDACE O. SMITH

AT

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
355 VOGAN DRIVE, MERCER, PA 16137

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 XX 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.

Expiration date

Plaintiff
GMAC MORTGAGE CORPORATION

Court Number
2006-CV-548-MF

Defendant
CANDACE O. DERR, A/K/A C. DERR, A/K/A CANDACE O. SMITH

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)
343 EAST FIRST STREET, 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 XX 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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO.
516780

JUL2 07/10/2006

DATE	AMOUNT
07/10/2006	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 days

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

Travis S. Hallinan

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈516780⑈ ⑆036001808⑆36 150866 6⑈