

SHERIFF'S SALE COST SHEET

Leah West vs. Unk
 NO. 15700 ED NO. 15700 JD DATE/TIME OF SALE 2/1/00

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>15.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>15.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>15.00</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>15.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>337.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>654.00</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>879.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>10.00</u>	
TOTAL *****		\$ <u>20.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>10.00</u>	
SCHOOL DIST. 20	\$ <u>10.00</u>	
DELINQUENT 20	\$ <u>10.00</u>	
TOTAL *****		\$ <u>30.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>10.00</u>	
WATER 20	\$ <u>10.00</u>	
TOTAL *****		\$ <u>20.00</u>

SURCHARGE FEE (DSTE)	\$ <u>2.00</u>	
MISC. <u>174.00</u>	\$ <u>174.00</u>	
TOTAL *****		\$ <u>176.00</u>

TOTAL COSTS (OPENING BID) \$ 1570.00

**Phelan Hallinan and Schmieg, L.L.P.
One Penn Center at Suburban Station
1817 John F. Kennedy
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534**

**Peter J. Tremper
Legal Assistant, Ext. 1481**

**Representing Lenders in
Pennsylvania and New Jersey**

October 24, 2006

Via Telefax 570-389-5625

Memorandum

**To: Office of the Sheriff
COLUMBIA County**

Attn: Real Estate Dept.

IRWIN MORTGAGE CORPORATION

**vs.
GREGORY A. WINTER
COLUMBIA- No. CV-760-MF**

**Premises: 752 POPLAR STREET
BLOOMSBURG, PA 17815**

Dear Sir or Madam:

**Please STAY the Sheriff's Sale of the above referenced property which is
scheduled for October 25, 2006.**

\$9,485.41 was received in consideration for the stay.

Very truly yours,

Peter J. Tremper

SHERIFF'S SALE COST SHEET

Frankie M. G. Co. vs. Gregory White
 NO. 137-06 ED NO. 760-06 JD DATE/TIME OF SALE Oct. 25 1980

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>57.50</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>6.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>412.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>75.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>300.00</u>	

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

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

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

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

TOTAL COSTS (OPENING BID) \$ 1472.00

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Frank Mont. Corp. VS Gregory J. Smith

NO. 12106 ED NO. 160-26 JD

DATE/TIME OF SALE: 02/10/06 10:30

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

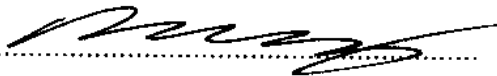
LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____


TOTAL DUE IN 8 DAYS \$ _____

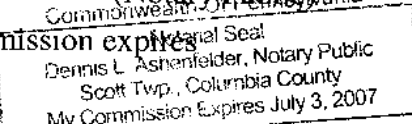
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 October 4, 11, 18, 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 October, 2006

.....

(Notary Public)
Commonwealth of Pennsylvania
My commission expires

Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
Member, Pennsylvania Association Of Notaries

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

.....

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

September 29, 2006

Office of the Sheriff
COLUMBIA County Courthouse

RE: IRWIN MORTGAGE CORPORATION
V. GREGORY A. WINTER
COLUMBIA COUNTY, NO. 2006-CV-760 MF

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

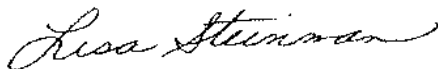
Enclosed please find the following:

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 10/25/06 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: IRWIN MORTGAGE CORPORATION

) CIVIL ACTION

vs.

GREGORY A. WINTER

) CIVIL DIVISION
) NO. 2006-CV-760 MF

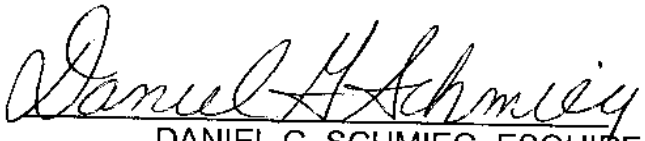
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

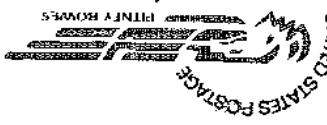
I, DANIEL G. SCHMIEG, ESQUIRE attorney for **IRWIN MORTGAGE CORPORATION** hereby verify that true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: September 29, 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 752 POPLAR STREET FISHERS, IN 46038		
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		ALLENTOWN WINDOW PROS 2231 WALBERT AVE. ALLENTOWN, PA 18109		
5		EQUITY ONE, INC. 1109 UNION BLVD. ALLENTOWN, PA 18109		
		GREGORY A. WINTER 135966. TTR TEAM 3		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		
		Postmaster, Per (Name of Receiving Employee)		



UNITED STATES POSTAGE
PRINTED BY PERMITS

02 1M
0004218010
MAILED FROM ZIP CODE 19103

\$ 01.55⁰
SEP 12 2006



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.

IRWIN MORTGAGE CORPORATION

VS.

GREGORY WINTER

WRIT OF EXECUTION #137 OF 2006 ED

POSTING OF PROPERTY

September 20, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF GREGORY WINTER AT 752 POPLAR ST. BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF JAMES ARTER.

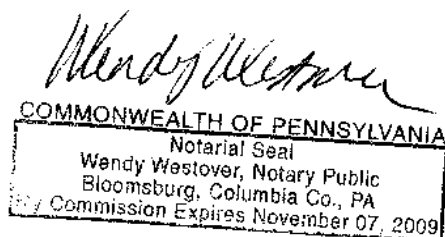
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20TH DAY OF SEPTEMBER 2006



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) 784-6200

IRWIN MORTGAGE CORPORATION

Docket # 137ED2006

VS

MORTGAGE FORECLOSURE

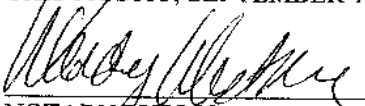
GREGORY A. WINTER

AFFIDAVIT OF SERVICE

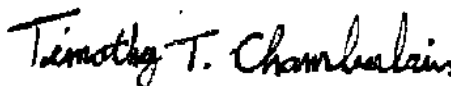
NOW, THIS THURSDAY, SEPTEMBER 14, 2006, AT 1:10 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON GREGORY WINTER AT 752 POPLAR ST., BLOOMSBURG BY HANDING TO GREGORY WINTER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

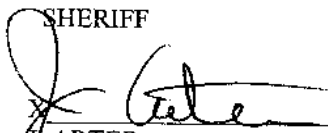
SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, SEPTEMBER 15, 2006


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. ARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/24/2006

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 137ED2006

PLAINTIFF IRWIN MORTGAGE CORPORATION

DEFENDANT GREGORY A. WINTER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

GREGORY WINTER

752 POPLAR ST.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON GREGORY

RELATIONSHIP DEB IDENTIFICATION _____

DATE 9-14-6 TIME 1310 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

9-13-6 1010 ARTER ed

DEPUTY

DATE 9-14-6

137
 A. Signature ☒ Agent ☐ Addressee
 B. Received by (Printed Name) Faith Astor C. Date of Delivery 8/28
 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

1. Article Addressed to:
 INTERNAL REVENUE SERVICE
 TECHNICAL SUPPORT GROUP
 WILLIAM GREEN FEDERAL BUILDING
 600 ARCH STREET ROOM 3259
 PHILADELPHIA, PA 19106

2. Article Number (Transfer from service label) 7005 0390 0001 2235 7963
 PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

137
 A. Signature ☒ Agent ☐ Addressee
 B. Received by (Printed Name) William Green C. Date of Delivery 8/28
 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

Article Addressed to:
 U.S. SMALL BUSINESS ADMINISTRATION
 PHILADELPHIA DISTRICT OFFICE
 ROBERT N.C. NIX FEDERAL BUILDING
 100 MARKET STREET-5TH FLOOR
 PHILADELPHIA, PA 19107

2. Article Number (Transfer from service label) 7005 0390 0001 2235 7963
 PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

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

Article Addressed to:
 OFFICE OF F.A.I.R.
 DEPARTMENT OF PUBLIC WELFARE
 PO BOX 8016
 HARRISBURG, PA 17105

1. Article Addressed to:
 Commonwealth of PA
 PO Box 2675
 Harrisburg, PA 17105

2. Article Number (Transfer from service label) 7005 0390 0001 2235 7956
 PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

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

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

2. Article Number (Transfer from service label) 7005 0390 0001 2235 7932
 PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY
 A. Signature [Signature] ☐ Agent ☒ Addressee
 B. Received by (Printed Name) [Signature] C. Date of Delivery AUG 28 2006
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

COMPLETE THIS SECTION ON DELIVERY
 A. Signature T. Doyle ☐ Agent ☒ Addressee
 B. Received by (Printed Name) T. DOYLE C. Date of Delivery AUG 28 2006
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

COMPLETE THIS SECTION ON DELIVERY
 A. Signature Samuel J. Venturo ☐ Agent ☒ Addressee
 B. Received by (Printed Name) [Signature] C. Date of Delivery AUG 28 2006
 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

2. Article Number (Transfer from service label) 7005 0390 0001 2235 7932
 PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

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

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

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

Board of Directors

Thomas Evans
Andrew D. Keister
George Turner
Michael Upton

August 30, 2006

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

RE: Gregory A. Winter
752 Poplar Street
Bloomsburg, Pa. 17815

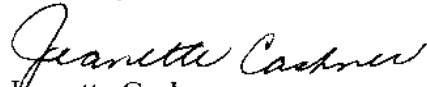
Docket # 137ED2006 JD# 760JD2006

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:
DATE RECEIVED 8/24/2006

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 137ED2006

PLAINTIFF IRWIN MORTGAGE CORPORATION

DEFENDANT GREGORY A. WINTER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Leslie Lavan

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 8-28-6 TIME 0920 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

[Signature]

DATE 8-28-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/24/2006

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 137ED2006

PLAINTIFF IRWIN MORTGAGE CORPORATION

DEFENDANT GREGORY A. WINTER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
BLOOMSBURG SEWER
2ND ST.
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON SENNETT CASH MAN

RELATIONSHIP OFFICE MANAGER IDENTIFICATION _____

DATE 8/24/06 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 8-28-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/24/2006

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 137ED2006

PLAINTIFF IRWIN MORTGAGE CORPORATION

DEFENDANT GREGORY A. WINTER
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON DRY 322030 1st April 5601

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8-26-06 TIME 0835 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

8-28-06

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 08/28/2006

Fee: \$5.00

Cert. NO: 2388

WINTER GREGORY A
752 POPLAR STREET
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 20000 -6064
Location: 752 POPLAR STREET
Parcel Id: 05E-02 -199-00,000

Assessment: 23,773
Balances as of 08/28/2006

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

By: Timothy T. Chamberlain
Sheriff

Per: clm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/24/2006

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 137ED2006

PLAINTIFF IRWIN MORTGAGE CORPORATION

DEFENDANT GREGORY A. WINTER
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 Client IDENTIFICATION _____

DATE 8-28-06 TIME 2:00 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

[Signature] DATE 8-28-06

REAL ESTATE OUTLINE

ED # 157-06

DATE RECEIVED 8-24-06
DOCKET AND INDEX 8-28-06

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# 528385

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

SALE DATE 2 P. 25.06 TIME 050
POSTING DATE Sept 20, 06
ADV. DATES FOR NEWSPAPER
1ST WEEK Oct 4
2ND WEEK 11
3RD WEEK 18, 06

SHERIFF'S SALE

WEDNESDAY OCTOBER 25, 2006 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 137 OF 2006 ED AND CIVIL WRIT NO. 760 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 lot, piece or parcel of land situate in the Town of Bloomsburg, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows: BEGINNING at a post on the West side of Poplar Street and Lot No. 26; and running thence along said Street South 30-1/2 degrees East to land formerly of Caleb Barton and others, a distance of 50 feet; thence along said Barton land south 59 1/2 degrees West a distance of 198 feet to a back alley; and running thence along said alley North 30 1/2 degrees West a distance of 50 feet to Lot No. 26 aforesaid; and running thence along said Lot No. 26 North 59 1/2 degrees East a distance of 198 feet to the place of beginning. Being Lot No. 27 in the General Plan of the Town of Bloomsburg.

BEING the same premises conveyed to the Grantors herein under Deed dated March 4, 1977 and recorded in Columbia County Deed Book 280 at pages 383, et seq.

PARCEL IDENTIFICATION NO: 05E-02-199

TITLE TO SAID PREMISES IS VESTED IN Gregory A. Winter, by Deed from Linda J. Nauroth and Carl Nauroth, husband and wife, dated 06/07/2000, recorded 06/27/2000, in Deed Book 200006064, page.

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

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

IRWIN MORTGAGE
CORPORATION

vs.

GREGORY A. WINTER

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. CV-760-MF Term ~~2005~~ ²⁰⁰⁶

Writ 2006-EP-137

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: 752 POPLAR STREET, BLOOMSBURG, PA 17815
(See Legal Description attached)

Amount Due	\$65,193.05
Additional Fees and Costs	\$
Interest from 7/21/2006 to Sale	\$_____ and costs.
at \$10.72 per diem	

Lami B. Kline

(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated *August 24, 2006*
(SEAL)

Proth. & Clk. Of Scr. Courts
My Com. Exp. 1st Mon. Jan 2008

DESCRIPTION

ALL that certain lot, piece or parcel of land situate in the Town of Bloomsburg, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows:

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P.R.C.P. 3180-3183 and Rule 3257

IRWIN MORTGAGE
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vs.

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IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

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Writ 2006-EP-137

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(Mortgage Foreclosure)

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County of

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at \$10.72per diem	

Dated August 24, 2006
(SEAL)

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

Proth. & Clk. Of Sec. Courts
My Com. Ex. 1st Mon. Jan 2008

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Daniel G. Schmieg
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

IRWIN MORTGAGE CORPORATION

10500 KINCAID DRIVE

FISHERS, IN 46038

Plaintiff,

v.

GREGORY A. WINTER

752 POPLAR STREET

BLOOMSBURG, PA 17815

Defendant(s).

:
:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. CV-760-MF-2004**
:
:
:
:
:
:

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

**IRWIN MORTGAGE CORPORATION
10500 KINCAID DRIVE
FISHERS, IN 46038**

Plaintiff,

v.

**GREGORY A. WINTER
752 POPLAR STREET
BLOOMSBURG, PA 17815**

Defendant(s).

:
:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. CV-760-MF-2006**
:
:
:
:
:
:

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

IRWIN 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 **752 POPLAR 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.)

GREGORY A. WINTER

**752 POPLAR STREET
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.)

ALLENTOWN WINDOW PROS.

**2231 WALBERT AVE.
ALLENTOWN, PA 18109**

EQUITY ONE INC.

**1109 UNION BLVD.
ALLENTOWN, PA 18109**

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

**752 POPLAR STREET
BLOOMSBURG, PA 17815**

**DOMESTIC RELATIONS
OF COLUMBIA COUNTY**

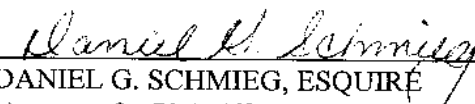
**COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815**

**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.

August 18, 2006
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

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Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

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10500 KINCAID DRIVE

FISHERS, IN 46038

Plaintiff,

v.

GREGORY A. WINTER

752 POPLAR STREET

BLOOMSBURG, PA 17815

Defendant(s).

:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. CV-760-MF-2006
:
:
:
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No.1)

IRWIN 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 **752 POPLAR 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.)

GREGORY A. WINTER

752 POPLAR STREET
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.) |
| ALLENTOWN WINDOW PROS. | 2231 WALBERT AVE.
ALLENTOWN, PA 18109 |
| EQUITY ONE INC. | 1109 UNION BLVD.
ALLENTOWN, PA 18109 |
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 | 752 POPLAR 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.

August 18, 2006
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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.

Daniel H. Johnson (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: IRWIN MORTGAGE CORPORATION vs GREGORY A. WINTER
and

The defendant will be found at 752 POPLAR STREET,
BLOOMSBURG, PA 17815

Daniel H. Johnson 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

DESCRIPTION

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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.

Daniel D. Khoury (Attorney for Plaintiff(s)) (SEAL)

_____, 20____
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: IRWIN MORTGAGE CORPORATION vs GREGORY A. WINTER
and

The defendant will be found at 752 POPLAR STREET,
BLOOMSBURG, PA 17815

Daniel D. Khoury 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.

Sec attached legal description

DESCRIPTION

ALL that certain lot, piece or parcel of land situate in the Town of Bloomsburg, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a post on the West side of Poplar Street and Lot No. 26; and running thence along said Street South 30-1/2 degrees East to land formerly of Caleb Barton and others, a distance of 50 feet; thence along said Barton land south 59 1/2 degrees West a distance of 198 feet to a back alley; and running thence along said alley North 30 1/2 degrees West a distance of 50 feet to Lot No. 26 aforesaid; and running thence along said Lot No. 26 North 59 1/2 degrees East a distance of 198 feet to the place of beginning. Being Lot No. 27 in the General Plan of the Town of Bloomsburg.

BEING the same premises conveyed to the Grantors herein under Deed dated March 4, 1977 and recorded in Columbia County Deed Book 280 at pages 383, et seq.

PARCEL IDENTIFICATION NO: 05E.-02-199-00,000

TITLE TO SAID PREMISES IS VESTED IN Gregory A. Winter, by Deed from Linda J. Nauroth and Carl Nauroth, husband and wife, dated 06/07/2000, recorded 06/27/2000, in Deed Book 200006064, page .

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 IRWIN MORTGAGE CORPORATION	Court Number CV-760-MF
--	----------------------------------

Defendant GREGORY A. WINTER &	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.
GREGORY A. WINTER
 ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
752 POPLAR STREET, 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 <u>XX</u> Plaintiff <div style="text-align: center;"> Defendant </div>	Telephone Number (215)563-7000	Date 8/18/06
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		

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		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
PROCESS RECEIPT and AFFIDAVIT OF RETURN		Expiration date	
Plaintiff IRWIN MORTGAGE CORPORATION			Court Number CV-760-MF
Defendant GREGORY A. WINTER &			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. ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>752 POPLAR STREET, BLOOMSBURG, PA 17815</u>		
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		Telephone Number (215)563-7000	Date 8/18/06
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814			
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
IRWIN MORTGAGE CORPORATION

Court Number
CV-760-MF

Defendant
GREGORY A. WINTER &

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)

752 POPLAR 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

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

8/18/06

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 RETURN

IRWIN MORTGAGE CORPORATION

Plaintiff

vs.

GREGORY A. WINTER

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. CV-760-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, _____ 200_, 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

PHELAN HALLINAR & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

Attorney for Plaintiff

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

IRWIN MORTGAGE CORPORATION

10500 KINCAID DRIVE

FISHERS, IN 46038

Plaintiff,

v.

GREGORY A. WINTER

752 POPLAR STREET

BLOOMSBURG, PA 17815

Defendant(s).

:

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:

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COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. CV-760-MF

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: GREGORY A. WINTER
752 POPLAR STREET
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 **752 POPLAR 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 **\$65,193.05** obtained by IRWIN 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, IRWIN 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

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PARCEL IDENTIFICATION NO: 05E.-02-199-00,000

TITLE TO SAID PREMISES IS VESTED IN Gregory A. Winter, by Deed from Linda J. Nauroth and Carl Nauroth, husband and wife, dated 06/07/2000, recorded 06/27/2000, in Deed Book 200006064, page .

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TITLE TO SAID PREMISES IS VESTED IN Gregory A. Winter, by Deed from Linda J. Nauroth and Carl Nauroth, husband and wife, dated 06/07/2000, recorded 06/27/2000, in Deed Book 200006064, page .

DESCRIPTION

ALL that certain lot, piece or parcel of land situate in the Town of Bloomsburg, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a post on the West side of Poplar Street and Lot No. 26; and running thence along said Street South 30-1/2 degrees East to land formerly of Caleb Barton and others, a distance of 50 feet; thence along said Barton land south 59 1/2 degrees West a distance of 198 feet to a back alley; and running thence along said alley North 30 1/2 degrees West a distance of 50 feet to Lot No. 26 aforesaid; and running thence along said Lot No. 26 North 59 1/2 degrees East a distance of 198 feet to the place of beginning. Being Lot No. 27 in the General Plan of the Town of Bloomsburg.

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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 19149

3-1807360

CHECK NO
528385

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
08/18/2006	*****1,350.00

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.

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