

SHERIFF'S SALE COST SHEET

NO. US Bank NA ED NO. 89-06 JD VS. Guy Sussel DATE/TIME OF SALE Sept

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>37.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>20.00</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>10.00</u>	
TOTAL *****		\$ <u>341.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>103.92</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1186.92</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$	
TOTAL *****		\$ <u>-0-</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>1307.00</u>	
MISC.	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID)

\$ 1657.92

1350. 200

\$ 307.92 Due

MARTHA E. VON ROSENSTIEL, P.C.

F-ACCOUNT

649 SOUTH AVENUE

UNIT 7

SECANE, PA 19018

SOVEREIGN BANK

PHILADELPHIA, PA 19103

80-7269/2313

18090


2/20/2007

PAY TO THE
ORDER OF Sheriff Of Columbia County

\$ **307.92

Three Hundred Seven and 92/100*****

Sheriff Of Columbia County

DOLLARS 

MEMO

19225

Maurice Vetter

⑆018090⑆ ⑆23137269⑆

⑆061087689⑆

ENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

PS Form 3811, February 2004

7005 0390 0001 2235 9011

Domestic Return Receipt

102595-02-M-15

2. Article Number
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

7005 0390 0001 2235 8991

102595-02-M-15

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

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

A. Signature

☒ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

If YES, enter delivery address below:

SENDER: COMPLETE THIS SECTION

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

ENDER: COMPLETE THIS SECTION

Complete items 1, 2, 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:

ERNAL REVENUE SERVICES
FINANCIAL SUPPORT GROUP
LIAM GREEN FEDERAL BUILDING
ARCH STREET ROOM 3259
LADENPHIA, PA 19106

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

Article Number

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

ENDER: COMPLETE THIS SECTION

Complete items 1, 2, 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:

Atty Gen. c/o Asst. AG Tax Division
PO Box 227
Washington, DC 20044

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

Article Number

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

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

Article Number

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

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

Article Number

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

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 PA
PO box 2675
Harrisburg, PA 17105

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

7005 0390 0001 2235 8960

Domestic Return Receipt

102595-02-M-154

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *E. Donofrio* 150
X Agent ☐ Addressee ☒
B. Received by *E. Donofrio* Date of Delivery *Oct 06 2001*
C. Is delivery address different from item 1? ☐ Yes
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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PA Dept. of Revenue
Strawberry Square 11th Flr
Harrisburg, PA 17128

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

7005 0390 0001 2235 8977

Domestic Return Receipt

102595-02-M-154

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *Samuel J. Ventresca* 152
X Agent ☐ Addressee ☒
B. Received by *Samuel J. Ventresca* Date of Delivery *Oct 06 2001*
C. Is delivery address different from item 1? ☐ Yes
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

SHERIFF'S SALE COST SHEET

NO. US Bank NA ED NO. 897-06 JD VS. Guy Slusser DATE/TIME OF SALE 5:00 PM

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>37.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>20.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$ <u>33.00</u>
TRANSFER TAX FORM	\$ <u>25.00</u>
DISTRIBUTION FORM	\$ <u>25.00</u>
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>341.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1031.92</u>
SOLICITOR'S SERVICES	\$ <u>75.00</u>
TOTAL *****	\$ <u>1181.92</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ _____
TOTAL *****	\$ <u>-0-</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)

\$ 1657.92

1350.

Dep

\$ 307.92

Due

19225
Sheriff of Columbia
County

PO Box 380
Bloomsburg, PA 17815

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Trinity McDaniel

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 3

Phone:

Date:

Re:

CC:

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

• **Comments:**

STATE OF PENNSYLVANIA

Paula J. Barry 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 January 17, 24, 31, 2007 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner 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 31st day of Jan 2007...

(Notary Public)

Commonwealth of Pennsylvania

My commission expires

Notarial Seal
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.

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, SUITE 7
SECANE, PA 19018

Martha E. Von Rosenstiel, Esquire
Leslie J. Rase, Esquire
Keri P. Claeys, Esquire

Phone: (610) 328-2887
Fax: (610) 328-2649

January 31, 2007

Sheriff of Columbia County
Real Estate Sales
Court House
Bloomsburg, PA 17815
FAX: 570-389-5625
ATTN: Wendy

RE:	SALE DATE:	2/7/2007
	MORTGAGOR:	Guy Slusser
	PREMISES:	22 Golf Course Road
	CRT./TRM. #:	2006-CV-897
	OUR FILE #:	19225

Dear Wendy:

Please **STAY** the Sheriff's Sale scheduled on the above captioned matter. Funds in the amount of \$14,776.42 were received.

Kindly send refund (if applicable) as soon as possible, along with a breakdown showing amounts expended.

Thank you for your assistance in this matter.

Sincerely yours,

Trinity McDaniel

Trinity McDaniel
Paralegal

BY: Fax

SHERIFF'S SALE COST SHEET

415 Bank NA vs. Buy Street
 NO. 152-06 ED NO. 877-06 JD DATE/TIME OF SALE Feb. 7 2000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>371.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>20.00</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>10.00</u>
TOTAL ***** \$ <u>426.00</u>	

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

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) \$ _____

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

45 Bank NA vs Gay Street

NO. 152-06 ED NO. 391-06 JD

DATE/TIME OF SALE: Feb. 7 0900

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 \$ _____

Deb

JANUARY 31, 2007

10:30 AM LAWRENCE REGAN & JEANETTE LAKE--2732 HEIGHTS RD BERWICK--07-03-021

NONE

FEBRUARY 7, 2007

- 9:00 AM DALE & RICKY MILHEIM--216 JACKSON ST. BERWICK--04B-04-091 Feb. Amount 2005 Taxes 995.96
- 9:00 AM PETRONILA & JOSE POSADA--1525 3RD AVE. BERWICK--04D-06-097 2005 Taxes 1,145.54
2006 Taxes 1,088.53
- 9:00 AM GUY SLUSSER--22 GOLF COURSE ROAD BERWICK--11-07-023-01 NONE
- 9:00 AM NICOLE RUHMEL--1530 RUHMELS LANE BERWICK--04D-04-007 NONE
- 9:30 AM EARL YODER & ALFONSO KOROS--1548 SPRING GARDEN AVE. BERWICK--04D-05-055 2005 1,439.47
2006 1,375.22
- 9:30 AM LINDA & RICHARD KARNS--RURAL ROUTE 1, ROUTE 487, STILLWATER--33-01-006 2006 6,052.38
- 9:30 AM TIMOTHY CORNELISON--825 MERCER ST. BERWICK--04D-06-134-01 NONE
- 9:30 AM HEATHER SHUMAN--606 HETLERVILLE RD NESCOPECK--23-08-11 NONE
- 10:00 AM JOSEPH & DIANE HALYE--41 BUCKHORN RD BLOOMSBURG--18-02A-020 NONE
- 10:00 AM RICHARD HUMMEL--312 THIRD ST. WILBURTON--14-9A-058 NONE
- 10:00 AM LINDA & ALBERT KESSLER--2820 WHITE BIRCH LN BLOOMSBURG--31-04A-094 NONE
- 10:00 AM ALAN MERCURIO--123 N SECOND ST. CATAWISSA--08-02-194 2006 Taxes \$490.12
- 10:30 AM BRYAN & LAVINA WILDONER--260 MARKET ST. BENTON--02-4-039 2006 Taxes \$795.03
- 10:30 AM KATHLEEN & TIMOTHY THORYK--1429 SPRING GARDEN AVE. BERWICK--04D-08-074 NONE
- 10:30 AM NAOMI & ERICA KAISER--1629 FRANKLIN ST. BERWICK--04A-11-029 NONE
- 1:00 PM LUCAS-BEIERSCHMITT--55 WILLIAMSBURG RD BLOOMSBURG--18-02-04, 18-07-06-01, 18-02-04-18

SALE TO BE HELD AT 55 WILLIAMSBURG ROAD BLOOMSBURG

18,02-004-18,000

2005 1,277.88

2006 1,162.03

2005 757.47
2006 677.79

2005 22,402.83
2006 20,368.68

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.

US BANK NA

VS.

GUY SLUSSER


WRIT OF EXECUTION #152 OF 2006 ED

POSTING OF PROPERTY

January 3, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF GUY SLUSSER AT 22 GOLF COURSE ROAD BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 8TH , DAY OF JANUARY 2007



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

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634

Attorney for Plaintiff

2

US Bank, National Association as Trustee for : COURT OF COMMON PLEAS
the MLMI SURF Trust Series 2006-BC2 c/o : COLUMBIA COUNTY
Wilshire Credit Corporation :
14523 SW Millikan Way, Suite 200 :
Beaverton OR 97005 :

: No: 2006-CV-897

Plaintiff

vs.

Guy Slusser
22 Golf Course Road
Berwick, PA 18603

Defendants

AFFIDAVIT OF SERVICE OF NOTICES PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF DELAWARE :

MARTHA E. VON ROSENSTIEL, attorney for the plaintiff in the above action, hereby certifies that service of the Notice under Rule 3129.1, in the above matter was made on all interested parties, set forth below, by regular first class mail, postage prepaid, as evidenced by the attached certificates of mailing :

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

Columbia County Tax Claim Bureau /
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Register of Wills /
County Courthouse
Bloomsburg, PA 17815 /

Attorney General of the United States
c/o Assistant Attorney General, Tax Division
U.S. Department of Justice
Post Office Box 227
Washington, DC 20044

PA Department of Revenue ✓
Inheritance Tax Bureau
Strawberry Square, 11th Floor
Harrisburg, PA 17128-1100

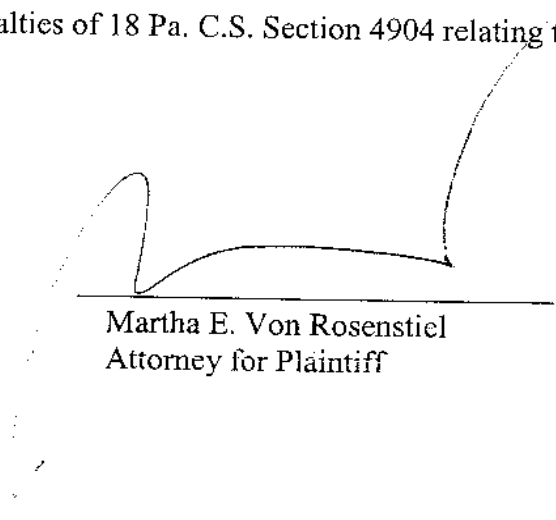
Bureau of Compliance ✓
Clearance Support Section/ATTN: Sheriff's Sale
Dept. 281230
Harrisburg, PA 17129-1230

Family Court/Domestic Relations Office ✓
Columbia County Court House
P.O. Box 389
Bloomsburg, PA 17815

Dept. of Public Welfare ✓
Box 2675
Harrisburg, PA 17105

OCCUPANTS/TENANTS ✓
22 Golf Course Road
Berwick, PA 18603

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



Martha E. Von Rosenstiel
Attorney for Plaintiff

19225[#]

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per price subject to a limit of \$500,000 per document.

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

I. Obligor information (To be completed by requestor)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

NAME DATE OF BIRTH SOCIAL SECURITY#
Guy F Shesser J. 1-15-70 164-62-0978

DATE: 11-01-06 REQUESTOR: Martha E VonRoessel.
Print Name
2006-CV-857
Signature

FAX# 610-328-2649

II. Lien information (To be provided by DRS)

 WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED
INDIVIDUAL.

 WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

X WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED
BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A
LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED
BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Amount of Overdue Support Next Due Date Next Payment Amount
174.61

Date: 11-1-06

BY: [Signature]
TITLE: Clerk SRS.

Certified from the record
this 1 day of Nov 2006
Gail K. Jodon

Director Domestic Relations Section
By [Signature]

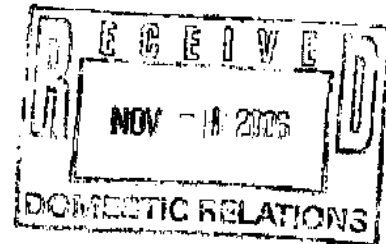
MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 South Avenue, Unit 7
P.O. BOX 307
SECANE, PA 19018

PHONE(610)328-2887

FAX(610)328-2649

September 11, 2006

TO: Family Court/Domestic Relations Office
Columbia County Court House
P.O. Box 389
Bloomsburg, PA 17815



RE: **NOTICE OF SALE OF REAL PROPERTY:**
22 Golf Course Road, Berwick, PA 18603
Amount of Judgment: \$111,758.66
Date of Judgment: August 28, 2006
Court Term and Number: Court of Common Pleas of
Columbia County, No. 2006-CV-897
Plaintiff: US Bank, National Association as Trustee for the MLMI SURF Trust
Series 2006-BC2 c/o Wilshire Credit Corporation
Defendants: Guy Slusser

Dear Sir/Madam:

Please be advised that the property and residential dwelling, located at and known as 22 Golf Course Road Berwick PA 18603 will be sold by the Sheriff of Columbia County on FEB 07 2007 at 9:00 A.M. in the Columbia County Court House, 35 W. Main Street, Bloomsburg, PA 17815.

This notice is being sent to you because research of public records indicate that you are, or may be a lienholder on the property secondary to the first mortgage, which is being foreclosed.

This property and improvements are being sold pursuant to a judgment entered as indicated above in favor of the above named plaintiff, and against the above named defendants.

The name of the owners, real owners, and reputed owners of the aforementioned property are Guy Slusser.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of the filing of said schedule. You should check with the Sheriff's Office by calling 570-389-5622 to determine the actual date of the filing of the schedule.

If you have any questions regarding the type of lien or the effect of the sheriff's sale upon your lien, we urge you to CONTACT YOUR OWN ATTORNEY, as we are not permitted to give you legal advise.

Sincerely yours,

Martha E. Von Rosenstiel

174.61

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

US BANK, NATIONAL ASSOCIATION AS
TRUSTEE FOR THE MLMI SURF TRUST
SERIES 2006-BC2 C/O WILSHIRE CREDIT
CORPORATION

Docket # 152ED2006

VS

MORTGAGE FORECLOSURE

GUY SLUSSER

AFFIDAVIT OF SERVICE

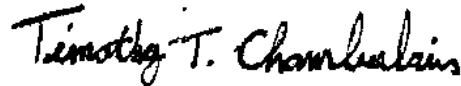
NOW, THIS THURSDAY, OCTOBER 05, 2006, AT 5:45 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON GUY SLUSSER AT 22 GOLF COURSE ROAD, BERWICK BY HANDING
TO GUY SLUSSER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE
KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, OCTOBER 10, 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

X 
P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/21/2006

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 152ED2006

PLAINTIFF

US BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR
THE MLMI SURF TRUST SERIES 2006-BC2 C/O WILSHIRE
CREDIT CORPORATION

DEFENDANT
ATTORNEY FIRM

GUY SLUSSER
MARTHA E. VONROSENSTIEL P.C.

PERSON/CORP TO SERVED
GUY SLUSSER
22 GOLF COURSE ROAD
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON GUY SLUSSER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10.05.06 TIME 1745 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 10.05.06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/21/2006

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 152ED2006

PLAINTIFF

US BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR
THE MLMI SURF TRUST SERIES 2006-BC2 C/O WILSHIRE
CREDIT CORPORATION

DEFENDANT
ATTORNEY FIRM

GUY SLUSSER
MARTHA E. VONROSENSTIEL P.C.

PERSON/CORP TO SERVED

COLUMBIA COUNTY REGISTER OF
WILLS

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON TRACES

RELATIONSHIP Second Deputy IDENTIFICATION _____

DATE 10-6-6 TIME 12:35 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

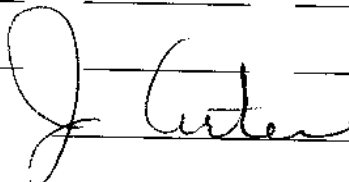
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 10-6-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/21/2006

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 152ED2006

PLAINTIFF

US BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR
THE MLMI SURF TRUST SERIES 2006-BC2 C/O WILSHIRE
CREDIT CORPORATION

DEFENDANT
ATTORNEY FIRM

GUY SLUSSER
MARTHA E. VONROSENSTIEL P.C.

PERSON/CORP TO SERVED

CYNTHIA GROSHEK-TAX COLLECTOR

218 SHELHAMER ROAD

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON CYNTHIA GROSHEK

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10.05.06 TIME 1755 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

Phu Dill

DATE 10.05.06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/21/2006

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 152ED2006

PLAINTIFF

US BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR
THE MLMI SURF TRUST SERIES 2006-BC2 C/O WILSHIRE
CREDIT CORPORATION

DEFENDANT
ATTORNEY FIRM

GUY SLUSSER
MARTHA E. VONROSENSTIEL P.C.

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Leslie L. Lian

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 10-6-6 TIME 1447 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 10-6-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/21/2006

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 152ED2006

PLAINTIFF

US BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR
THE MLMI SURF TRUST SERIES 2006-BC2 C/O WILSHIRE
CREDIT CORPORATION

DEFENDANT
ATTORNEY FIRM

GUY SLUSSER
MARTHA E. VONROSENSTIEL P.C.

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 10-6-6 TIME 1240 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. A. Miller

DATE 10-6-6

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 10/06/2006

Fee: \$5.00

Cert. NO: 2561

SLUSSER GUY F
22 GOLF COURSE ROAD
BERWICK PA 18603

District: CENTRE NORTH TWP
Deed: 20050 -4066
Location: 22 GOLF COURSE RD
Parcel Id: 11 -07 -023-01,000

Assessment: 34,916
Balances as of 10/06/2006

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

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain Per: dm.
Sheriff

REAL ESTATE OUTLINE

ED # 152-06

DATE RECEIVED 7-21-06
DOCKET AND INDEX 10-8-07

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR '_____	<u>✓</u>	CK# <u>13924</u>

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

SALE DATE	<u>Feb. 7, 07</u>	TIME <u>0900</u>
POSTING DATE	<u>Jan. 5, 07</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Jan 11</u>	
	2 ND WEEK <u>24</u>	
	3 RD WEEK <u>31, 07</u>	

SHERIFF'S SALE

WEDNESDAY FEBRUARY 7, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 152 OF 2006 ED AND CIVIL WRIT NO. 897 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 tract or parcel of land situate in North Center Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pipe on the easterly side of the public road leading from Fowlersville to Briar Creek, in line of land now or late of Charles P. Smith and Geraldine A. Smith, his wife; THENCE along said Smith land South 82 degrees 10 minutes East 357.80 feet to an iron pipe in line of land of the Pennsylvania Railroad Company, formerly the S.B.B. Railroad Company; THENCE along land of said Pennsylvania Railroad Company South 47 degrees 28 minutes West 127.5 feet to an iron pipe; THENCE continuing along said Pennsylvania railroad land in a southwesterly direction 312 feet, more or less, to an iron pipe in the intersection of the northerly line of the public road aforesaid with the westerly line of the railroad right-of-way; THENCE on a curve to the right with a radius of 87 feet, 127.91 feet to an iron pipe in the easterly side of the public road aforesaid; THENCE along said public road North 16 degrees 00 minutes East 197.94 feet to an iron pipe in line of land now or late of Charles P. Smith and wife, the place of Beginning.

CONTAINING 1.52 acres

EXCEPTING and reserving therefrom and thereout, the following tract of land, conveyed by James C. Powlus and Delores J. Powlus, his wife to James B. Jones and Sally D. Jones, his wife, by Deed dated February 18, 1974, recorded in the Columbia County record of Deeds office in Record Book 266, Page 137.

ALL that certain piece or parcel of land situate in the township of North Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner on the East side of the public road leading to Fowlersville and connecting to a road leading to Route No. 11; THENCE along other land of the grantors North 78 degrees 14 minutes west, a distance of 244.80 feet to an iron pin corner on the right-of-way of the Penn Central railroad; THENCE along the right-of-way said Railroad, South 67 degrees 45 minutes West, a distance of 250.40 feet to a point on the side of the aforementioned public road;

THENCE along the easterly side of said public road on a curve to the right, a distance of 127.91 feet to a point; THENCE continuing along the East side of said road North 16 degrees East a distance of 75.2 feet to an iron pin corner, the place of Beginning.

BEING a parcel of land having an area of 0.50 acres in accordance to a survey prepared by Lawrence G. Lebo, P.E., dated January 31, 1974.

BEING Tract No. 4 of the same premises conveyed from James C. Powlus and Delores J. Powlus, his wife to James C. Powlus and Delores J. Powlus, his wife by deed date March 1, 1978 and recorded March 1, 1978 at the Columbia County Recorder of Deeds Office in Deed Book 285, Page 978.

TAX PARCEL NUMBER: #11-07-023-01

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
Martha E. Von Rosenstiel
PO Box 307
Secane, PA 19018

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 7, 2007 AT 9:00 AM

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Plaintiff's Attorney
Martha E. Von Rosenstiel
PO Box 307
Secane, PA 19018

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

SHERIFF'S SALE

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Plaintiff's Attorney
Martha E. Von Rosenstiel
PO Box 307
Secane, PA 19018

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

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

US Bank, National Association
as Trustee for the MLMI SURF
Trust Series 2006-BC2

vs.

Guy Slusser

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2006-CV-897 Term, 20 E.D.

No. 2006 ED 152 Term, 20-..... A.D.

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 described property (specifically describe property below):

PREMISES: 22 Golf Course Road
Berwick, PA 18603

Amount Due	\$ <u>111,758.66</u>
Interest from 08/29/2006	
Sale Date @ \$21.25 per diem	\$ _____
Attorney's fees	\$ _____
Costs	\$ _____
Total	\$ _____

as endorsed.

Dated Sept. 20, 2006
(SEAL)

Terri B. Kline
Prothonotary, Common Pleas Court of
Columbia County, Penna.

By: _____
Prothonotary, Common Pleas Court of
Columbia County, Penna.
My Comm. Ex. 1st Mon. Jan 2008

LEGAL DESCRIPTION

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TAX PARCEL NUMBER: #11-07-023-01

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634

Attorney for Plaintiff

US Bank, National Association as Trustee for : COURT OF COMMON PLEAS
the MLMI SURF Trust Series 2006-BC2 c/o : COLUMBIA COUNTY
Wilshire Credit Corporation :
14523 SW Millikan Way, Suite 200 :
Beaverton OR 97005 :
: No: 2006-CV-897
Plaintiff :
vs. :
Guy Slusser :
22 Golf Course Road :
Berwick, PA 18603 :

Defendants

**THIS IS AN ATTEMPT TO COLLECT A DEBT ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: Guy Slusser
22 Golf Course Road
Berwick, PA 18603**

Your house and/or real estate at 22 Golf Course Road, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on February 7, 2007 at 9:00 am at ~~10:00~~ A.M. to enforce the court judgment of \$111,758.66 obtained by US Bank, National Association as Trustee for the MLMI SURF Trust Series 2006-BC2 c/o Wilshire Credit Corporation against you.

**NOTICE OF OWNERS RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay to US Bank, National Association as Trustee for the MLMI SURF Trust Series 2006-BC2 c/o Wilshire Credit Corporation the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 610 328-2887.

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 contact an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling 610 328-2887.

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 the 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 610 328-2887.

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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on a date to be announced by the Sheriff. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is posted.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

**NORTH PENN LEGAL SERVICES
168 E. 5TH STREET
BLOOMBERG, PA 17815
(570) 784-8760**

US Bank, National Association as Trustee for	:	COURT OF COMMON PLEAS
the MLMI SURF Trust Series 2006-BC2 c/o	:	COLUMBIA COUNTY
Wilshire Credit Corporation	:	
14523 SW Millikan Way, Suite 200	:	
Beaverton OR 97005	:	
	:	No: 2006-CV-897
Plaintiff	:	
vs.	:	
Guy Slusser	:	
22 Golf Course Road	:	
Berwick, PA 18603	:	
	:	
Defendants	:	

CLAIM FOR EXEMPTION

To the Sheriff:

I, the above named defendant, claim exemption of property from levy or attachment:

(1) From my real property in my possession which has been levied upon,

(a) I desire that my \$300.00 statutory exemption be set-aside in kind (specify real property to be set-aside in kind):

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at

(Address) (Telephone Number)

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date:

Signature

THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURT HOUSE, 35 WEST MAIN STREET
BLOOMSBURG, PA 17815
570-389-5622

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 South Avenue, Unit 7
P.O. BOX 307
SECANE, PA 19018

PHONE(610)328-2887

FAX(610)328-2649

September 11, 2006

TO: Guy Slusser
22 Golf Course Road
Berwick, PA 18603

RE: NOTICE OF SALE OF REAL PROPERTY:
22 Golf Course Road, Berwick, PA 18603
Amount of Judgment: \$111,758.66
Date of Judgment: August 28, 2006
Court Term and Number: Court of Common Pleas of
Columbia County, 2006-CV-897
Plaintiff: US Bank, National Association as Trustee for the MLMI SURF Trust Series
2006-BC2 c/o Wilshire Credit Corporation
Defendants: Guy Slusser

Dear Sir or Madam:

Please be advised that the property and improvements, if any, located at and known as 22 Golf Course Road Berwick, PA 18603 will be sold by the Sheriff of Columbia County on _____ at 10:00 A.M. in the Columbia County Court House, 35 W. Main Street, Bloomsburg, PA 17815.

This property and improvements are being sold pursuant to a judgment entered as indicated above in favor of the above named plaintiff, and against the above named defendants.

The name of the owners, real owners, and reputed owners of the aforementioned property are Guy Slusser.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of the filing of said schedule. You should check with the Sheriff's Office by calling 570-389-5622 to determine the actual date of the filing of the schedule.

Sincerely yours,

Martha E. Von Rosenstiel

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land situate in North Center Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pipe on the easterly side of the public road leading from Fowlersville to Briar Creek, in line of land now or late of Charles P. Smith and Geraldine A. Smith, his wife;

THENCE along said Smith land South 82 degrees 10 minutes East 357.80 feet to an iron pipe in line of land of the Pennsylvania Railroad Company, formerly the S.B.B. Railroad Company;

THENCE along land of said Pennsylvania Railroad Company South 47 degrees 28 minutes West 127.5 feet to an iron pipe;

THENCE continuing along said Pennsylvania railroad land in a southwesterly direction 312 feet, more or less, to an iron pipe in the intersection of the northerly line of the public road aforesaid with the westerly line of the railroad right-of-way;

THENCE on a curve to the right with a radius of 87 feet, 127.91 feet to an iron pipe in the easterly side of the public road aforesaid;

THENCE along said public road North 16 degrees 00 minutes East 197.94 feet to an iron pipe in line of land now or late of Charles P. Smith and wife, the place of Beginning.

CONTAINING 1.52 acres.

EXCEPTING and reserving therefrom and thereout, the following tract of land, conveyed by James C. Powlus and Delores J. Powlus, his wife to James B. Jones and Sally D. Jones, his wife, by Deed dated February 18, 1974, recorded in the Columbia County record of Deeds office in Record Book 266, Page 137.

ALL that certain piece or parcel of land situate in the township of North Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner on the East side of the public road leading to Fowlersville and connecting to a road leading to Route No. 11;

THENCE along other land of the grantors North 78 degrees 14 minutes west, a distance of 244.80 feet to an iron pin corner on the right-of-way of the Penn Central railroad;

THENCE along the right-of-way said Railroad, South 67 degrees 45 minutes West, a distance of 250.40 feet to a point on the side of the aforementioned public road;

THENCE along the easterly side of said public road on a curve to the right, a distance of 127.91 feet to a point;

THENCE continuing along the East side of said road North 16 degrees East a distance of 75.2 feet to an iron pin corner, the place of Beginning.

BEING a parcel of land having an area of 0.50 acres in accordance to a survey prepared by Lawrence G. Lebo, P.E., dated January 31, 1974.

BEING Tract No. 4 of the same premises conveyed from James C. Powlus and Delores J. Powlus, his wife to James C. Powlus and Delores J. Powlus, his wife by deed date March 1, 1978 and recorded March 1, 1978 at the Columbia County Recorder of Deeds Office in Deed Book 285, Page 978.

TAX PARCEL NUMBER: #11-07-023-01

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634

Attorney for Plaintiff

US Bank, National Association as Trustee for : COURT OF COMMON PLEAS
the MLMI SURF Trust Series 2006-BC2 c/o : COLUMBIA COUNTY
Wilshire Credit Corporation :
14523 SW Millikan Way, Suite 200 :
Beaverton OR 97005 :
No: 2006-CV-897

Plaintiff

vs.

Guy Slusser
22 Golf Course Road
Berwick, PA 18603

Defendants

AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF DELAWARE :

MARTHA E. VON ROSENSTIEL, attorney for the plaintiff in the above action, sets forth as of the date the praecipe for the Writ of Execution was filed the following information concerning the real property located at 22 Golf Course Road, Berwick, PA 18603:

1. Name and address of owners(s) or reputed owner(s)

Guy Slusser
22 Golf Course Road
Berwick, PA 18603

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

Guy Slusser
22 Golf Course Road
Berwick, PA 18603

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

NONE

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

NONE

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

NONE

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

NONE

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

Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Register of Wills
County Courthouse
Bloomsburg, PA 17815

Attorney General of the United States
c/o Assistant Attorney General, Tax Division
U.S. Department of Justice
Post Office Box 227
Washington, DC 20044

PA Department of Revenue
Inheritance Tax Bureau
Strawberry Square, 11th Floor
Harrisburg, PA 17128-1100

Bureau of Compliance
Clearance Support Section/ATTN: Sheriff's Sale
Dept. 281230
Harrisburg, PA 17129-1230


Family Court/Domestic Relations Office
Columbia County Court House
P.O. Box 389
Bloomsburg, PA 17815

Dept. of Public Welfare
Box 2675
Harrisburg, PA 17105

OCCUPANTS/TENANTS
22 Golf Course Road
Berwick, PA 18603

I verify that the statements made in this affidavit are true and correct to the best of my

personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.



Martha E. Von Rosenstiel
Attorney for Plaintiff

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634

Attorney for Plaintiff

US Bank, National Association as Trustee for	:	COURT OF COMMON PLEAS
the MLMI SURF Trust Series 2006-BC2 c/o	:	COLUMBIA COUNTY
Wilshire Credit Corporation	:	
14523 SW Millikan Way, Suite 200	:	
Beaverton OR 97005	:	
	:	No: 2006-CV-897
Plaintiff	:	
vs.	:	
Guy Slusser	:	
22 Golf Course Road	:	
Berwick, PA 18603	:	
	:	
Defendants	:	

AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF DELAWARE :

MARTHA E. VON ROSENSTIEL, attorney for the plaintiff in the above action, sets forth as of the date the praecipe for the Writ of Execution was filed the following information concerning the real property located at 22 Golf Course Road, Berwick, PA 18603:

1. Name and address of owners(s) or reputed owner(s)

Guy Slusser
22 Golf Course Road
Berwick, PA 18603

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

Guy Slusser
22 Golf Course Road
Berwick, PA 18603

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

NONE

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

NONE

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

NONE

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

NONE

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

Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Register of Wills
County Courthouse
Bloomsburg, PA 17815

Attorney General of the United States
c/o Assistant Attorney General, Tax Division
U.S. Department of Justice
Post Office Box 227
Washington, DC 20044

PA Department of Revenue
Inheritance Tax Bureau
Strawberry Square, 11th Floor
Harrisburg, PA 17128-1100

Bureau of Compliance
Clearance Support Section/ATTN: Sheriff's Sale
Dept. 281230
Harrisburg, PA 17129-1230

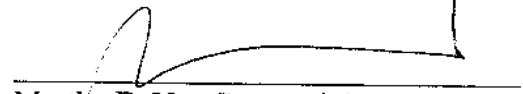
Family Court/Domestic Relations Office
Columbia County Court House
P.O. Box 389
Bloomsburg, PA 17815

Dept. of Public Welfare
Box 2675
Harrisburg, PA 17105

OCCUPANTS/TENANTS
22 Golf Course Road
Berwick, PA 18603

I verify that the statements made in this affidavit are true and correct to the best of my

personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.



Martha E. Von Rosenstiel
Attorney for Plaintiff

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634

Attorney for Plaintiff

US Bank, National Association as Trustee for : COURT OF COMMON PLEAS
the MLMI SURF Trust Series 2006-BC2 c/o : COLUMBIA COUNTY
Wilshire Credit Corporation :
14523 SW Millikan Way, Suite 200 :
Beaverton OR 97005 :

No: 2006-CV-897

Plaintiff

vs.

Guy Slusser
22 Golf Course Road
Berwick, PA 18603

Defendants

AFFIDAVIT OF SERVICE OF NOTICES PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF DELAWARE :

MARTHA E. VON ROSENSTIEL, attorney for the plaintiff in the above action, hereby certifies that service of the Notice under Rule 3129.1, in the above matter was made on all interested parties, set forth below, by regular first class mail, postage prepaid, as evidenced by the attached certificates of mailing :

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

Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Register of Wills
County Courthouse
Bloomsburg, PA 17815

Attorney General of the United States
c/o Assistant Attorney General, Tax Division
U.S. Department of Justice
Post Office Box 227
Washington, DC 20044

PA Department of ...venue
Inheritance Tax Bureau
Strawberry Square, 11th Floor
Harrisburg, PA 17128-1100

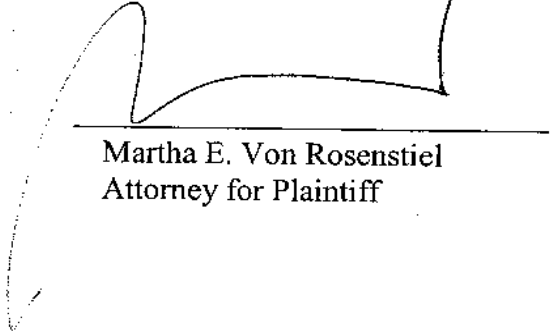
Bureau of Compliance
Clearance Support Section/ATTN: Sheriff's Sale
Dept. 281230
Harrisburg, PA 17129-1230

Family Court/Domestic Relations Office
Columbia County Court House
P.O. Box 389
Bloomsburg, PA 17815

Dept. of Public Welfare
Box 2675
Harrisburg, PA 17105

OCCUPANTS/TENANTS
22 Golf Course Road
Berwick, PA 18603

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



Martha E. Von Rosenstiel
Attorney for Plaintiff

MARTHA E. VON ROSENSTIEL, P.C.

ATTORNEY AT LAW

649 South Avenue, Unit 7

P.O. BOX 307

SECANE, PA 19018

PHONE(610)328-2887

FAX(610)328-2649

September 11, 2006

TO: Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815

RE: **NOTICE OF SALE OF REAL PROPERTY:**
22 Golf Course Road, Berwick, PA 18603
Amount of Judgment: \$111,758.66
Date of Judgment: August 28, 2006
Court Term and Number: Court of Common Pleas of
Columbia County, No. 2006-CV-897
Plaintiff: US Bank, National Association as Trustee for the MLMI SURF Trust
Series 2006-BC2 c/o Wilshire Credit Corporation
Defendants: Guy Slusser

Dear Sir/Madam:

Please be advised that the property and residential dwelling, located at and known as 22 Golf Course Road Berwick PA 18603 will be sold by the Sheriff of Columbia County on _____ at 10:00 A.M. in the Columbia County Court House, 35 W. Main Street, Bloomsburg, PA 17815.

This notice is being sent to you because research of public records indicate that you are, or may be a lienholder on the property secondary to the first mortgage, which is being foreclosed.

This property and improvements are being sold pursuant to a judgment entered as indicated above in favor of the above named plaintiff, and against the above named defendants.

The name of the owners, real owners, and reputed owners of the aforementioned property are Guy Slusser.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of the filing of said schedule. **You should check with the Sheriff's Office by calling 570-389-5622 to determine the actual date of the filing of the schedule.**

If you have any questions regarding the type of lien of the effect of the sheriff's sale upon your lien, we urge you to CONTACT YOUR OWN ATTORNEY, as we are not permitted to give you legal advise.

Sincerely yours,

Martha E. Von Rosenstiel

MARTHA E. VON ROSENSTIEL, .C.

ATTORNEY AT LAW

649 South Avenue, Unit 7

P.O. BOX 307

SECANE, PA 19018

PHONE(610)328-2887

FAX(610)328-2649

September 11, 2006

TO: Columbia County Register of Wills
County Courthouse
Bloomsburg, PA 17815

RE: **NOTICE OF SALE OF REAL PROPERTY:**
22 Golf Course Road, Berwick, PA 18603
Amount of Judgment: \$111,758.66
Date of Judgment: August 28, 2006
Court Term and Number: Court of Common Pleas of
Columbia County, No. 2006-CV-897
Plaintiff: US Bank, National Association as Trustee for the MLMI SURF Trust
Series 2006-BC2 c/o Wilshire Credit Corporation
Defendants: Guy Slusser

Dear Sir/Madam:

Please be advised that the property and residential dwelling, located at and known as 22 Golf Course Road Berwick PA 18603 will be sold by the Sheriff of Columbia County on _____ at 10:00 A.M. in the Columbia County Court House, 35 W. Main Street, Bloomsburg, PA 17815.

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Sincerely yours,

Martha E. Von Rosenstiel

MARTHA E. VON ROSENSTIEL, P.C.

ATTORNEY AT LAW
649 South Avenue, Unit 7
P.O. BOX 307
SECANE, PA 19018

PHONE(610)328-2887

FAX(610)328-2649

September 11, 2006

TO: Attorney General of the United States
c/o Assistant Attorney General, Tax Division
U.S. Department of Justice
Post Office Box 227
Washington, DC 20044

RE: NOTICE OF SALE OF REAL PROPERTY:
22 Golf Course Road, Berwick, PA 18603
Amount of Judgment: \$111,758.66
Date of Judgment: August 28, 2006
Court Term and Number: Court of Common Pleas of
Columbia County, No. 2006-CV-897
Plaintiff: US Bank, National Association as Trustee for the MLMI SURF Trust
Series 2006-BC2 c/o Wilshire Credit Corporation
Defendants: Guy Slusser

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The name of the owners, real owners, and reputed owners of the aforementioned property are Guy Slusser.

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Sincerely yours,

Martha E. Von Rosenstiel

MARTHA E. VON ROSENSTIEL, P.C.

ATTORNEY AT LAW

649 South Avenue, Unit 7

P.O. BOX 307

SECANE, PA 19018

PHONE(610)328-2887

FAX(610)328-2649

September 11, 2006

TO: PA Department of Revenue
Inheritance Tax Bureau
Strawberry Square, 11th Floor
Harrisburg, PA 17128-1100

RE: NOTICE OF SALE OF REAL PROPERTY:

22 Golf Course Road, Berwick, PA 18603

Amount of Judgment: \$111,758.66

Date of Judgment: August 28, 2006

**Court Term and Number: Court of Common Pleas of
Columbia County, No. 2006-CV-897**

**Plaintiff: US Bank, National Association as Trustee for the MLMI SURF Trust
Series 2006-BC2 c/o Wilshire Credit Corporation**

Defendants: Guy Slusser

Dear Sir/Madam:

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Sincerely yours,

Martha E. Von Rosenstiel

MARTHA E. VON ROSENSTIEL, J.C.

ATTORNEY AT LAW

649 South Avenue, Unit 7

P.O. BOX 307

SECANE, PA 19018

PHONE(610)328-2887

FAX(610)328-2649

September 11, 2006

TO: Bureau of Compliance
Clearance Support Section/ATTN: Sheriff's Sale
Dept. 281230
Harrisburg, PA 17129-1230

RE: **NOTICE OF SALE OF REAL PROPERTY:**
22 Golf Course Road, Berwick, PA 18603
Amount of Judgment: \$111,758.66
Date of Judgment: August 28, 2006
Court Term and Number: Court of Common Pleas of
Columbia County, No. 2006-CV-897
Plaintiff: US Bank, National Association as Trustee for the MLMI SURF Trust
Series 2006-BC2 c/o Wilshire Credit Corporation
Defendants: Guy Slusser

Dear Sir/Madam:

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This notice is being sent to you because research of public records indicate that you are, or may be a lienholder on the property secondary to the first mortgage, which is being foreclosed.

This property and improvements are being sold pursuant to a judgment entered as indicated above in favor of the above named plaintiff, and against the above named defendants.

The name of the owners, real owners, and reputed owners of the aforementioned property are Guy Slusser.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of the filing of said schedule. **You should check with the Sheriff's Office by calling 570-389-5622 to determine the actual date of the filing of the schedule.**

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Sincerely yours,

Martha E. Von Rosenstiel

MARTHA E. VON ROSENSTIEL, J.C.

ATTORNEY AT LAW

649 South Avenue, Unit 7

P.O. BOX 307

SECANE, PA 19018

PHONE(610)328-2887

FAX(610)328-2649

September 11, 2006

TO: Family Court/Domestic Relations Office
Columbia County Court House
P.O. Box 389
Bloomsburg, PA 17815

RE: NOTICE OF SALE OF REAL PROPERTY:
22 Golf Course Road, Berwick, PA 18603
Amount of Judgment: \$111,758.66
Date of Judgment: August 28, 2006
Court Term and Number: Court of Common Pleas of
Columbia County, No. 2006-CV-897
Plaintiff: US Bank, National Association as Trustee for the MLMI SURF Trust
Series 2006-BC2 c/o Wilshire Credit Corporation
Defendants: Guy Slusser

Dear Sir/Madam:

Please be advised that the property and residential dwelling, located at and known as 22 Golf Course Road Berwick PA 18603 will be sold by the Sheriff of Columbia County on _____ at 10:00 A.M. in the Columbia County Court House, 35 W. Main Street, Bloomsburg, PA 17815.

This notice is being sent to you because research of public records indicate that you are, or may be a lienholder on the property secondary to the first mortgage, which is being foreclosed.

This property and improvements are being sold pursuant to a judgment entered as indicated above in favor of the above named plaintiff, and against the above named defendants.

The name of the owners, real owners, and reputed owners of the aforementioned property are Guy Slusser.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of the filing of said schedule. **You should check with the Sheriff's Office by calling 570-389-5622 to determine the actual date of the filing of the schedule.**

If you have any questions regarding the type of lien of the effect of the sheriff's sale upon your lien, we urge you to CONTACT YOUR OWN ATTORNEY, as we are not permitted to give you legal advise.

Sincerely yours,

Martha E. Von Rosenstiel

MARTHA E. VON ROSENSTIEL, A.C.

ATTORNEY AT LAW

649 South Avenue, Unit 7

P.O. BOX 307

SECANE, PA 19018

PHONE(610)328-2887

FAX(610)328-2649

September 11, 2006

TO: Dept. of Public Welfare
Box 2675
Harrisburg, PA 17105

RE: NOTICE OF SALE OF REAL PROPERTY:
22 Golf Course Road, Berwick, PA 18603
Amount of Judgment: \$111,758.66
Date of Judgment: August 28, 2006
Court Term and Number: Court of Common Pleas of
Columbia County, No. 2006-CV-897
Plaintiff: US Bank, National Association as Trustee for the MLMI SURF Trust
Series 2006-BC2 c/o Wilshire Credit Corporation
Defendants: Guy Slusser

Dear Sir/Madam:

Please be advised that the property and residential dwelling, located at and known as 22 Golf Course Road Berwick PA 18603 will be sold by the Sheriff of Columbia County on _____ at 10:00 A.M. in the Columbia County Court House, 35 W. Main Street, Bloomsburg, PA 17815.

This notice is being sent to you because research of public records indicate that you are, or may be a lienholder on the property secondary to the first mortgage, which is being foreclosed.

This property and improvements are being sold pursuant to a judgment entered as indicated above in favor of the above named plaintiff, and against the above named defendants.

The name of the owners, real owners, and reputed owners of the aforementioned property are Guy Slusser.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of the filing of said schedule. **You should check with the Sheriff's Office by calling 570-389-5622 to determine the actual date of the filing of the schedule.**

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Sincerely yours,

Martha E. Von Rosenstiel

MARTHA E. VON ROSENSTIEL, P.C.

ATTORNEY AT LAW

649 South Avenue, Unit 7

P.O. BOX 307

SECANE, PA 19018

PHONE(610)328-2887

FAX(610)328-2649

September 11, 2006

TO: OCCUPANTS/TENANTS
22 Golf Course Road
Berwick, PA 18603

RE: **NOTICE OF SALE OF REAL PROPERTY:**
22 Golf Course Road, Berwick, PA 18603
Amount of Judgment: \$111,758.66
Date of Judgment: August 28, 2006
Court Term and Number: Court of Common Pleas of
Columbia County, No. 2006-CV-897
Plaintiff: US Bank, National Association as Trustee for the MLMI SURF Trust
Series 2006-BC2 c/o Wilshire Credit Corporation
Defendants: Guy Slusser

Dear Sir/Madam:

Please be advised that the property and residential dwelling, located at and known as 22 Golf Course Road Berwick PA 18603 will be sold by the Sheriff of Columbia County on _____ at 10:00 A.M. in the Columbia County Court House, 35 W. Main Street, Bloomsburg, PA 17815.

This notice is being sent to you because research of public records indicate that you are, or may be a lienholder on the property secondary to the first mortgage, which is being foreclosed.

This property and improvements are being sold pursuant to a judgment entered as indicated above in favor of the above named plaintiff, and against the above named defendants.

The name of the owners, real owners, and reputed owners of the aforementioned property are Guy Slusser.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of the filing of said schedule. **You should check with the Sheriff's Office by calling 570-389-5622 to determine the actual date of the filing of the schedule.**

If you have any questions regarding the type of lien of the effect of the sheriff's sale upon your lien, we urge you to CONTACT YOUR OWN ATTORNEY, as we are not permitted to give you legal advise.

Sincerely yours,

Martha E. Von Rosenstiel

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 South Avenue, Unit 7
P.O. BOX 307
SECANE, PA 19018

PHONE(610)328-2887

FAX(610)328-2649

September 11, 2006

TO: Guy Slusser
22 Golf Course Road
Berwick, PA 18603

RE: NOTICE OF SALE OF REAL PROPERTY:
22 Golf Course Road, Berwick, PA 18603
Amount of Judgment: \$111,758.66
Date of Judgment: August 28, 2006
Court Term and Number: Court of Common Pleas of
Columbia County, 2006-CV-897
Plaintiff: US Bank, National Association as Trustee for the MLMI SURF Trust
Series 2006-BC2 c/o Wilshire Credit Corporation
Defendants: Guy Slusser

Dear Sir or Madam:

Please be advised that the property and improvements, if any, located at and known as 22 Golf Course Road Berwick, PA 18603 will be sold by the Sheriff of Columbia County on _____ at 10:00 A.M. in the Columbia County Court House, 35 W. Main Street, Bloomsburg, PA 17815.

This property and improvements are being sold pursuant to a judgment entered as indicated above in favor of the above named plaintiff, and against the above named defendants.

The name of the owners, real owners, and reputed owners of the aforementioned property are Guy Slusser.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of the filing of said schedule. You should check with the Sheriff's Office by calling 570-389-5622 to determine the actual date of the filing of the schedule.

Sincerely yours,

Martha E. Von Rosenstiel

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634

Attorney for Plaintiff

US Bank, National Association as Trustee for : COURT OF COMMON PLEAS
the MLMI SURF Trust Series 2006-BC2 c/o : COLUMBIA COUNTY
Wilshire Credit Corporation :
14523 SW Millikan Way, Suite 200 :
Beaverton OR 97005 :

Plaintiff

No: 2006-CV-897

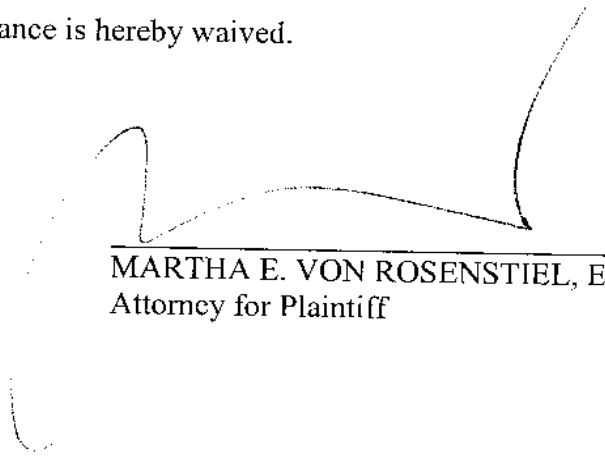
vs.

Guy Slusser
22 Golf Course Road
Berwick, PA 18603

Defendants

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is round in possession, after notifying such person of such levy or attachment without liability on the party of such deputy or the Sheriff or any Plaintiff here for any loss, destructions or removal of any such property before Sheriff's Sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.


MARTHA E. VON ROSENSTIEL, ESQUIRE
Attorney for Plaintiff

Martha E. Von Rosenstiel
Attorney for Plaintiff
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634

SHORT DESCRIPTION

DOCKET# 2006-CV-897

IN THE North Center Township, Columbia County, Pennsylvania.

TAX PARCEL#11-07-023-01

PROPERTY: 22 Golf Course Road, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF: Guy Slusser

Martha E. Von Rosenstiel
Attorney for Plaintiff
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634

SHORT DESCRIPTION

DOCKET# 2006-CV-897

IN THE North Center Township, Columbia County, Pennsylvania.

TAX PARCEL#11-07-023-01

PROPERTY: 22 Golf Course Road, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF: Guy Slusser

Martha E. Von Rosenstiel
Attorney for Plaintiff
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634

SHORT DESCRIPTION

DOCKET# 2006-CV-897

IN THE North Center Township, Columbia County, Pennsylvania.

TAX PARCEL#11-07-023-01

PROPERTY: 22 Golf Course Road, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF: Guy Shusser

Martha E. Von Rosenstiel
Attorney for Plaintiff
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634

SHORT DESCRIPTION

DOCKET# 2006-CV-897

IN THE North Center Township, Columbia County, Pennsylvania.

TAX PARCEL#11-07-023-01

PROPERTY: 22 Golf Course Road, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF: Guy Slusser

Martha E. Von Rosenstiel
Attorney for Plaintiff
649 South Avenue, Unit 7
P.O. Box 307
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634

SHORT DESCRIPTION

DOCKET# 2006-CV-897

IN THE North Center Township, Columbia County, Pennsylvania.

TAX PARCEL#11-07-023-01

PROPERTY: 22 Golf Course Road, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF: Guy Slusser

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land situate in North Center Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pipe on the easterly side of the public road leading from Fowlersville to Briar Creek, in line of land now or late of Charles P. Smith and Geraldine A. Smith, his wife;

THENCE along said Smith land South 82 degrees 10 minutes East 357.80 feet to an iron pipe in line of land of the Pennsylvania Railroad Company, formerly the S.B.B. Railroad Company;

THENCE along land of said Pennsylvania Railroad Company South 47 degrees 28 minutes West 127.5 feet to an iron pipe;

THENCE continuing along said Pennsylvania railroad land in a southwesterly direction 312 feet, more or less, to an iron pipe in the intersection of the northerly line of the public road aforesaid with the westerly line of the railroad right-of-way;

THENCE on a curve to the right with a radius of 87 feet, 127.91 feet to an iron pipe in the easterly side of the public road aforesaid;

THENCE along said public road North 16 degrees 00 minutes East 197.94 feet to an iron pipe in line of land now or late of Charles P. Smith and wife, the place of Beginning.

CONTAINING 1.52 acres.

EXCEPTING and reserving therefrom and thereout, the following tract of land, conveyed by James C. Powlus and Delores J. Powlus, his wife to James B. Jones and Sally D. Jones, his wife, by Deed dated February 18, 1974, recorded in the Columbia County record of Deeds office in Record Book 266, Page 137.

ALL that certain piece or parcel of land situate in the township of North Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner on the East side of the public road leading to Fowlersville and connecting to a road leading to Route No. 11;

THENCE along other land of the grantors North 78 degrees 14 minutes west, a distance of 244.80 feet to an iron pin corner on the right-of-way of the Penn Central railroad;

THENCE along the right-of-way said Railroad, South 67 degrees 45 minutes West, a distance of 250.40 feet to a point on the side of the aforementioned public road;

THENCE along the easterly side of said public road on a curve to the right, a distance of 127.91 feet to a point;

THENCE continuing along the East side of said road North 16 degrees East a distance of 75.2 feet to an iron pin corner, the place of Beginning.

BEING a parcel of land having an area of 0.50 acres in accordance to a survey prepared by Lawrence G. Lebo, P.E., dated January 31, 1974.

BEING Tract No. 4 of the same premises conveyed from James C. Powlus and Delores J. Powlus, his wife to James C. Powlus and Delores J. Powlus, his wife by deed date March 1, 1978 and recorded March 1, 1978 at the Columbia County Recorder of Deeds Office in Deed Book 285, Page 978.

TAX PARCEL NUMBER: #11-07-023-01

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land situate in North Center Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pipe on the easterly side of the public road leading from Fowlersville to Briar Creek, in line of land now or late of Charles P. Smith and Geraldine A. Smith, his wife;

THENCE along said Smith land South 82 degrees 10 minutes East 357.80 feet to an iron pipe in line of land of the Pennsylvania Railroad Company, formerly the S.B.B. Railroad Company;

THENCE along land of said Pennsylvania Railroad Company South 47 degrees 28 minutes West 127.5 feet to an iron pipe;

THENCE continuing along said Pennsylvania railroad land in a southwesterly direction 312 feet, more or less, to an iron pipe in the intersection of the northerly line of the public road aforesaid with the westerly line of the railroad right-of-way;

THENCE on a curve to the right with a radius of 87 feet, 127.91 feet to an iron pipe in the easterly side of the public road aforesaid;

THENCE along said public road North 16 degrees 00 minutes East 197.94 feet to an iron pipe in line of land now or late of Charles P. Smith and wife, the place of Beginning.

CONTAINING 1.52 acres.

EXCEPTING and reserving therefrom and thereout, the following tract of land, conveyed by James C. Powlus and Delores J. Powlus, his wife to James B. Jones and Sally D. Jones, his wife, by Deed dated February 18, 1974, recorded in the Columbia County record of Deeds office in Record Book 266, Page 137.

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BEGINNING at an iron pin corner on the East side of the public road leading to Fowlersville and connecting to a road leading to Route No. 11;

THENCE along other land of the grantors North 78 degrees 14 minutes west, a distance of 244.80 feet to an iron pin corner on the right-of-way of the Penn Central railroad;

THENCE along the right-of-way said Railroad, South 67 degrees 45 minutes West, a distance of 250.40 feet to a point on the side of the aforementioned public road;

THENCE along the easterly side of said public road on a curve to the right, a distance of 127.91 feet to a point;

THENCE continuing along the East side of said road North 16 degrees East a distance of 75.2 feet to an iron pin corner, the place of Beginning.

BEING a parcel of land having an area of 0.50 acres in accordance to a survey prepared by Lawrence G. Lebo, P.E., dated January 31, 1974.

BEING Tract No. 4 of the same premises conveyed from James C. Powlus and Delores J. Powlus, his wife to James C. Powlus and Delores J. Powlus, his wife by deed date March 1, 1978 and recorded March 1, 1978 at the Columbia County Recorder of Deeds Office in Deed Book 285, Page 978.

TAX PARCEL NUMBER: #11-07-023-01

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 South Avenue, Unit 7
P.O. BOX 307
SECANE, PA 19018

PHONE (610) 328-2887

FAX (610) 328-2649

September 11, 2006

Columbia County Sheriff's Office
P.O. Box 380
35 W. Main Street
Bloomsburg, PA 17815

RE: Guy Slusser
22 Golf Course Road
Berwick, PA 18603
Our File# 19225
CCP 2006-CV-897

Dear Sir or Madam:

Enclosed please find the documents necessary to schedule the above property for the next available sale date. Please advise me when the Sheriff's Sale has been scheduled.

Please make service on person(s) named AT ALL ADDRESSES INDICATED (OR serve any adult in charge of premises and note name and relationship to defendant(s) on service return. Special service will be noted.

Guy Slusser
22 Golf Course Road
Berwick, PA 18603

I have enclosed a self-addressed stamped envelope for your convenience in returning the service form. Thank you for your assistance in this matter.

Sincerely yours,

Leona Holland
Leona Holland
Paralegal

MARTHA E. VON ROSENSTIEL, P.C.

F-ACCOUNT
649 SOUTH AVENUE
UNIT 7
SECANE, PA 19018

SOVEREIGN BANK
PHILADELPHIA, PA 19103
60-7269/2313

13924

9/12/2006

PAY TO THE
ORDER OF

Sheriff Of Columbia County

\$

**1,350.00

One Thousand Three Hundred Fifty and 00/100*****

Sheriff Of Columbia County

DOLLARS

MP

Maureen Vetter

MEMO

19225

⑈013924⑈ ⑆231372691⑆ 1061087689⑈