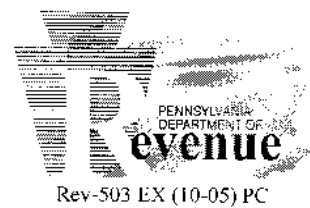


PA DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG PA 17128-0603

PENNSYLVANIA
REALTY TRANSFER
TAX NOTICE
OF DETERMINATION



GRANTOR

COLUMBIA COUNTY SHERIFF
PO BOX 380
BLOOMSBURG PA 17815

Control Number 2007-3630-19	County COLUMBIA	Mailing Date 08-13-2007
Property Location: 123 N 2ND ST		
Municipality: CATAWISSA BORO		
School District: SOUTHERN COLUMBIA A		
Tax Parcel Number: 08-02-194		
Deed Book 200701885	Page 0	Recording Date 02-22-2007
		Acceptance Date ---

Notice to Grantor: As a governmental entity, you are an exempt party and not responsible for payment of the tax due. The grantee to this transfer is solely responsible for payment.

↓ Cut Along This Line and Return Top Portion With Your Payment. ↓ ↓ Cut Along This Line and Return Top Portion With Your Payment. ↓

— STATE AND LOCAL REALTY TRANSFER TAX, AS APPLICABLE, HAS BEEN CALCULATED ON THE TRANSFER OF THE ABOVE PROPERTY AS SHOWN BELOW. —

A. REASON FOR DETERMINATION - NUMBER(S): 1b, 3f
(See enclosed sheet for explanation)

B. PAYMENT OF TAX

- To pay the **Total Due** to the right, make your check or money order payable to the **PA Department of Revenue**. To insure proper credit to your account, return the upper portion of this Notice with your tax payment to:

PA DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG PA 17128-0603

- Please include the Control Number shown in the box above on all checks or money orders.
- A Notice has been sent to the grantor and grantee.

C. INTEREST

If payment is made after August 28, 2007, additional interest must be calculated. See enclosure.

D. PETITION FOR REDETERMINATION

- If you do not agree with this Notice, you must file a Petition as outlined on the enclosure by: November 11, 2007.
- Questions can be answered by calling: Sherry L. Summers at 717-787-3369 from 7:00 AM to 3:00 PM.
- SERVICES FOR TAXPAYERS WITH SPECIAL HEARING AND SPEAKING NEEDS: 1-800-447-3020 (TDD ONLY).

PA DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG PA 17128-0603

Control Number 2007-3630-19	Mailing Date 08-13-2007
Percentage Transferred 100.00%	Percentage Taxable 100.00%
Determined Value	\$ 37,649.50
Reported Value	\$ 0.00
Difference in Value	\$ 37,649.50
Tax Due Commonwealth (.01)	\$ 376.50
Municipality (.005)	\$ 188.25
School District (.005)	+ \$ 188.25
Tax Due (.020 x Determined Value) *	\$ 752.99
Tax Paid When Deed Recorded	\$ 0.00
Balance of Tax Due	\$ 752.99
Interest Due ** 02-22-2007 to 08-28-2007	\$ 15.42
Penalty	\$ 0.00
County Recording Fee	\$ 40.00
Total Due If Paid By: 08-28-2007	\$ 808.41

* Includes assessment of local tax as authorized by Article XI-D of the Tax Reform Code of 1971, as amended, as applicable.

** Interest is calculated only on the Tax Due Commonwealth; interest will be due on the Municipality and/or School District tax only after a tax lien is filed.

GRANTEE

BANK OF NEW YORK
STE 100
9350 WAXIE WAY
SAN DIEGO CA 92123

CC: LEON P HALLER ESQ
1719 N FRONT ST
HARRISBURG PA 17102

PA DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG PA 17128-0603

**PENNSYLVANIA
REALTY TRANSFER TAX
REASONS FOR ADDITIONAL
TAX DETERMINATION**



(Attachment to REV-503 -- Notice of Determination)

Control Number: 2007-3630-19

1. The proper valuation basis was not used:
 - b) Taxable on the computed fair market value obtained by multiplying the county assessed value by the county's common level ratio valuation factor.
3. The transfer did not qualify for exclusion from payment of the tax:
 - f) The grantee is not the holder of a bona fide mortgage in default.

SHERIFF'S SALE COST SHEET

SP 110501 Chase Bank VS. Alan Morcillo
 NO. 181-06 ED NO. 1360-05 JD DATE/TIME OF SALE Feb 7 1060

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>444.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>652.84</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>917.84</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>495.18</u>
TOTAL ***** \$ <u>495.18</u>			

MUNICIPAL FEES DUE:			
SEWER	20	\$	<u>241.18</u>
WATER	20	\$	<u>96.50</u>
TOTAL ***** \$ <u>337.68</u>			

SURCHARGE FEE (DSTE)	\$	<u>1,000.00</u>
MISC.	\$	
TOTAL ***** \$ <u>-0-</u>		

TOTAL COSTS (OPENING BID) \$ 2302.24

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

JP Morgan Chase Bank VS Alan Niccunio

NO. 181-06 ED NO. 1860-06 JD

DATE/TIME OF SALE: FEB, 7 200

BID PRICE (INCLUDES COST) \$ 2562.34

POUNDAGE - 2% OF BID \$ 47.24

TRANSFER TAX - 2% OF FAIR MKT \$ 0.00

MISC. COSTS \$ 0.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2409.48

PURCHASER(S): John S. Slick

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 2409.48

LESS DEPOSIT: \$ 1550.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1059.48

LAW OFFICES

PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2393

TELEPHONE (717) 234-4178
TELECOPIER (717) 233-1149

February 12, 2007

OFFICE OF THE SHERIFF
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

Re: JPMORGAN CHASE BANK AS TRUSTEE, SUCCESSOR BY MERGER TO BANK ONE,
NATIONAL ASSOCIATION, AS TRUSTEE vs. ALAN MERCURJO
No. 2006 CV 1360 MF

Dear Sheriff:

Enclosed please find affidavits of value for the deed to be prepared and recorded as a result of the sale in this case.

THE GRANTEE SHOULD BE:

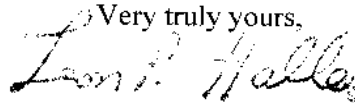
THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR TO JPMORGAN
CHASE BANK, N.A. AS TRUSTEE, SUCCESSOR BY MERGER TO BANK ONE,
NATIONAL ASSOCIATION, AS TRUSTEE
9350 WAXIE WAY, SUITE 100
SAN DIEGO, CA 92123

Please have the Recorder return the recorded deed to me in the enclosed envelope, along with the recording receipt.

PLEASE CALL OUR OFFICE, COLLECT IF NECESSARY, THE DAY THE DEED IS RECORDED.

Thank you for your cooperation in this matter. Please call if you need anything further.

Very truly yours,


Leon P. Haller

LPH/kb
Enclosure

127621

Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17102

COMMERCIAL BANK
60-184-313

CHECK NO. 127621
CHECK DATE 02/15/2007

PAY

ONE THOUSAND FIFTY NINE AND 48/100 DOLLARS*****

CHECK AMOUNT
\$*****1,059.48

TO THE
ORDER
OF

SHERIFF OF COLUMBIA COUNTY



VOID AFTER 90 DAYS

⑈ 127621 ⑈ ⑆031301846⑆ 51 320931 2⑈

MP

Security Features Included.  Details on back.



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
POST OFFICE BOX 8910
HARRISBURG, PA 17105-8910

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name

Leon P. Haller, Esquire

Telephone Number:

Area Code (717) 234-4178

Street Address

1719 North Front Street, Harrisburg, PA 17102

City

State

Zip Code

B TRANSFER DATA

Grantor(s)/Lessor(s)

Sheriff of Columbia County

Street Address

P. O. Box 380

City

State

Zip Code

Bloomsburg, PA 17815

Date of Acceptance of Document

Grantee(s)/Lessee(s) THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A.

Street Address AS TRUSTEE, SUCCESSOR BY MERGER TO BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE

City 9350 Wixie Way, Suite 100

San Diego, CA 92123

State

Zip Code

C PROPERTY LOCATION

Street Address

123 North Second Street

City, Township, Borough

Catawissa Borough

County

Columbia County

School District

Tax Parcel Number

08-02-194

D VALUATION DATA

1. Actual Cash Consideration

\$2,114.76

2. Other Consideration

+ 0.00

3. Total Consideration

= \$2,114.76

4. County Assessed Value

\$10,850.00

5. Common Level Ratio Factor

x 3.47

6. Fair Market Value

= \$37,649.50

E EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Interest Conveyed

100%

TAX EXEMPT

2. Check Appropriate Box Below for Exemption Claimed



Will or intestate succession

(Name of Decedent)

(Estate File Number)



Transfer to Industrial Development Agency.



Transfer to agent or straw party. (Attach copy of agency/straw party agreement).



Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$



Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).



Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number * , Page Number

*Instrument #2002-06261



Corrective deed (Attach copy of the prior deed).



Statutory corporate consolidation, merger or division. (Attach copy of articles).



Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party

Leon P. Haller, Esquire

LP Haller

Date

2/12/07

(SEE REVERSE)

LAW OFFICES
PURCELL, KRUG & HALLER

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-1206
E-MAIL: MTG@PKH.COM

JOHN W. PURCELL
HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
VALERIE A. GUNN
JILL M. WITNEKA
BRIAN J. TYLER
NICHOLE M. STALEY

JOSEPH NISSLEY (1910-1982)
ANTHONY DiSANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD
(717) 533-3836

February 6, 2007



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

Re: 2006 CV 1360 MF JPMORGAN CHASE BANK AS TRUSTEE, SUCCESSOR BY
MERGER TO BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE vs. ALAN
MERCURIO

Dear Sir/Madam:

Enclosed please find a copy of the Return of Service regarding the above-referenced case for your records, as well as one copy. Please time-stamp the enclosed copy and return to me in the self-addressed stamped envelope provided. Should you have any questions, please do not hesitate to contact our office.

Very truly yours,

Leon P. Haller, Esquire

LPH:bav

Enclosure

JPMORGAN CHASE BANK AS TRUSTEE,
PLAINTIFF

VS.

ALAN MERCURIO,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006 CV 1360 MF

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 11/21/06, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

ALAN MERCURIO
123 NORTH SECOND STREET
CATAWISSA, PA 17820


ALAN MERCURIO
1481 STATE ROAD #213
ULSTER, NY 12487 – 5329

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
123 NORTH SECOND STREET
CATAWISSA, PA 17820

Northern Central Bank
130 Court Street
Williamsport, PA 17701

Regency Finance Company
1301 Columbia Boulevard
P. O. Box 442
Bloomsburg, PA 17815

By 
PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

LAW OFFICES

Purcell, Krug & Haller

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-1206

HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
JILL M. WINKA
BRIAN J. TYLER
NICHOLE M. STALEY O'GORMAN

HERSHEY
(717) 533-3836
JOSEPH INISSLEY (1910-1982)
JOHN W. PURCELL
VALERIE A. GUNNOF
COUNSEL

ALAN MERCURIO
123 NORTH SECOND STREET
CATAWISSA, PA 17820

ALAN MERCURIO
1481 STATE ROAD #213
ULSTER, NY 12487 – 5329

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
123 NORTH SECOND STREET
CATAWISSA, PA 17820

Northern Central Bank
130 Court Street
Williamsport, PA 17701

Regency Finance Company
1301 Columbia Boulevard
P. O. Box 442
Bloomsburg, PA 17815

NOTICE IS HEREBY GIVEN to the Defendants in the within action and those parties who hold one or more mortgages, judgments or tax liens against the real estate which is the subject of the Notice of Sale pursuant to Pennsylvania Rule of Civil Procedure 3129.1 attached hereto.

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

YOU ARE FURTHER NOTIFIED that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

By: _____

Leon P. Haller PA I.D. 15700

Attorney for Plaintiff

JPMORGAN CHASE BANK AS TRUSTEE.
PLAINTIFF

VS.

ALAN MERCURIO,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006 CV 1360 MF

IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: **WEDNESDAY, FEBRUARY 7, 2007**

TIME: **10:00 A.M., PREVAILING LOCAL TIME**

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**123 NORTH SECOND STREET
CATAWISSA, PA 17820**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2006 CV 1360 MF

JUDGMENT AMOUNT \$62,156.02

THE NAMES OF THE OWNERS OR REPUTED OWNERS of this property is:

ALAN MERCURIO

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff **(for example, to banks that hold mortgages and municipalities that are owed taxes)** will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR
TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET
FREE LEGAL ADVICE:**

North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

ALL THAT CERTAIN piece, parcel and lot of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows:

On the East by Second Street, eighty (80) feet;
On the West by lands now or formerly of Robert Graham, eighty (80) feet;
On the North by an alley, forty two (42) feet; and
On the South by lands now or formerly of Fannie Kieler, forty two (42) feet.

HAVING THEREON ERECTED a dwelling known as 123 North Second Street, Catawissa, Pennsylvania 17820.

Tax Parcel: 08-02-194

BEING THE SAME PREMISES WHICH Gary L. Kipp and Patricia A. Kipp by deed dated 4/8/94 and recorded 4/12/94 in Columbia County Deed Book 565 Page 586, granted and conveyed unto Alan Mercurio.

TO BE SOLD AS THE PROPERTY OF ALAN MERCURIO ON COLUMBIA COUNTY
JUDGMENT NO. 2006 CV 1360 MF.

2. Article Number



7160 3901 9849 0762 9681

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) ☒ Yes

1. Article Addressed to:

ALAN MERCURIO
1481 STATE ROAD #213
ULSTER, NY 12487 - 5329

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X *[Signature]*

☐ Agent

☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes

☐ No

**RESTRICTED
DELIVERY**

NOS 02/07/07

HC VS. MERCURIO
PS Form 3811, January 2005

Domestic Return Receipt

2. Article Number



7160 3901 9849 0762 9674

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) ☒ Yes

1. Article Addressed to:

ALAN MERCURIO
123 NORTH SECOND STREET
CATAWISSA, PA 17820

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

X *[Signature]*

☐ Agent

☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes

☐ No

1481 RT #213
ULSTER PARK NY 12487

NOS 02/07/07

HC VS. MERCURIO
PS Form 3811, January 2005

Domestic Return Receipt

7160 3901 9849 0762 9674

TO: LAN MERCURIO
123 NORTH SECOND STREET
CATAWISSA, PA 17820

SENDER: NOS 02/07/07
REFERENCE: HC VS. MERCURIO

7160 3901 9849 0762 9681

TO: LAN MERCURIO
1481 STATE ROAD #213
ULSTER, NY 12487 - 5329

SENDER: NOS 02/07/07
REFERENCE: HC VS. MERCURIO

PS Form 3800, January 2005			PS Form 3800, January 2005		
RETURN RECEIPT SERVICE	Postage	.63	RETURN RECEIPT SERVICE	Postage	.63
	Certified Fee	2.40		Certified Fee	2.40
	Return Receipt Fee	1.85		Return Receipt Fee	1.85
	Restricted Delivery	3.70		Restricted Delivery	3.70
	Total Postage & Fees	8.58		Total Postage & Fees	8.58

US Postal Service
**Receipt for
Certified Mail**

Insurance coverage provided
by the USPS is not included in the
postage and fees shown on this receipt.

POSTMARK OR DATE

US Postal Service
**Receipt for
Certified Mail**

Insurance coverage provided
by the USPS is not included in the
postage and fees shown on this receipt.

POSTMARK OR DATE

HOMEcomings FINANCIAL NETWORK, INC. v. ALAN MERCURIO
Columbia County Sale

2-7-07 @ 10:00 a.m.

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

ALAN MERCURIO
123 NORTH SECOND STREET
CATAWISSA, PA 17820

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

ALAN MERCURIO
1481 STATE ROAD #213
ULSTER, NY 12487 – 5329

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

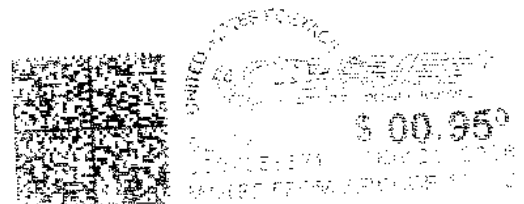
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Postmark:



HOMEcomings FINANCIAL NETWORK, INC. v. ALAN MERCURIO
Columbia County Sale

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT
123 NORTH SECOND STREET
CATAWISSA, PA 17820

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

Northern Central Bank
130 Court Street
Williamsport, PA 17701

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

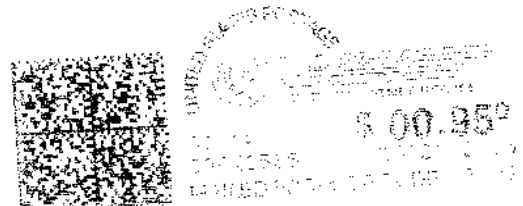
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

Regency Finance Company
1301 Columbia Boulevard
P. O. Box 442
Bloomsburg, PA 17815

Postmark:



~ **BOROUGH OF CATAWISSA** ~

Fax: (570) 356 - 2794
cataboro@verizon.net

P. O. BOX 44
307 Main Street
Catawissa, Penna. 17820

Phone: (570) 356-2561
Phone: (570) 356-2365

FAX TRANSMISSION

DATE: February 5, 2007

THIS FAX IS BEING SENT TO:

FAX NUMBER: 389-5625

ADDRESSED TO:

Sheriff's Office (Sheriff's Sale)

THERE ARE 1 **PAGES INCLUDING THE COVER PAGE.**

THIS FAX IS SENT FROM:

Janet Erb

ORIGINAL WILL **WILL NOT** x **BE FORWARDED.**

**IF THERE ARE ANY PROBLEMS ENCOUNTERED IN THE TRANSMISSION,
PLEASE CALL (570) - 356 -2561. THANK YOU**

*** Note:** The amounts due for the Alan Mercurio property located at 123 N. Second St
Catawissa, PA 17820 are as follows: Account # 486

Sewer	87.15
Electric	<u>160.33</u>
Total Due..	\$247.48

~ **BOROUGH OF CATAWISSA** ~

Fax (570) 356 - 2794
cataboro@verizon.net

P. O. BOX 44
307 Main Street
Catawissa, Penna. 17820

Phone: (570) 356-2561
Phone: (570) 356-2365

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Total Due..	\$247.48

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

SHERIFF'S SALE

WEDNESDAY FEBRUARY 7, 2007 AT 10:00 AM
BY VIRTUE OF A WRIT OF EXECUTION NO. 181 OF
2006 ED AND CIVIL WRIT NO. 1360 OF 2006 JD
ISSUED OUT OF THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECT-
ED, 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 COURT-
HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE
RIGHT AND TITLE AND INTEREST TO THE DEFEN-
DANTS IN AND TO:
ALL THAT CERTAIN piece, parcel and lot of land situate in
the Borough of Catawissa, Columbia County, Pennsylva-
nia, bounded and described as follows:
On the East by Second Street, eighty (80) feet;
On the West by lands now or formerly of Robert Graham,
eighty (80) feet;
On the North by an alley, forty two (42) feet; and
On the South by lands now or formerly of Fannie Kieler,
forty two (42) feet.
HAVING THEREON ERECTED a dwelling known as 123
North Second Street, Catawissa, Pennsylvania 17820.
Tax Parcel: 08-02-194
BEING THE SAME PREMISES WHICH Gary L. Kipp and
Patricia A. Kipp by deed dated 4/8/94 and recorded
4/12/94 in Columbia County Deed Book 565 Page 586,
granted and conveyed unto Alan Mercurio.
TO BE SOLD AS THE PROPERTY OF ALAN MERCURIO
ON COLUMBIA COUNTY JUDGMENT NO. 2006 CY
1360 ME.

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 ACCOR-
DANCE WITH THESE TERMS MAY RESULT IN SERI-
OUS FINANCIAL CONSEQUENCES TO THE BIDDER.
DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR
PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

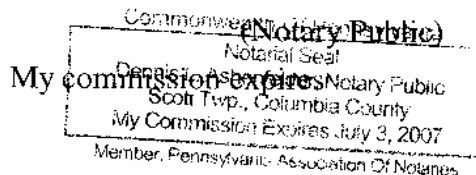
If the successful bidder fails to pay the bid price as per
the above terms, the Sheriff may elect either to sue the
bidder for the balance due without a resale of the prop-
erty, or to resell the property at the bidder's risk and main-
tain an action against the bidder for breach of contract. In
the case of a default all sums paid by bidder will be con-
sidered 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
Leon Haller
1719 North Front Street
Harrisburg, PA 17102

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

worn according to law deposes and says that Press Enterprise is
lation with its principal office and place of business at 3185
isburg, County of Columbia and State of Pennsylvania, and was
March, 1902, and has been published daily, continuously in said
e that day and on the attached notice
s printed and published; that the affiant is one of the officers or
it of the owner or publisher of said newspaper in which legal
; that neither the affiant nor Press Enterprise is interested in the
and advertisement and that all of the allegations in the foregoing
and character of publication are true.

before me this 31st day of Jan 2007



....., 20....., I hereby certify that the advertising and
ng to \$.....for publishing the foregoing notice, and the
cen paid in full.

Catawissa Water Authority

Borough of Catawissa
19 Schoolhouse Road
P. O. Box 54
Catawissa, PA 17820
Phone: 570-356-2172 Fax: 570-356-7695

January 31, 2007

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

RE: J P Morgan Chase Bank as Trustee vs. Alan Mercurio
Docket # 181ED2006 JD # 1360JD2006

Dear Sheriff Chamberlain:

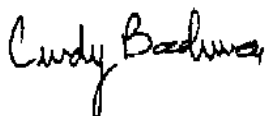
Enclosed is documentation of the water utility amount owed to the Catawissa Water Authority by Alan Mercurio for the property at 123 North 2nd St., Catawissa, PA.

The following is a summation of amount owed as of January 31, 2007:

Alan Mercurio	\$ 96.30
---------------	----------

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

Encl.

FAX TRANSMISSION

MUNICIPAL WATER AUTHORITY
BOROUGH OF CATAWISSA

P. O. Box 54
Catawissa, PA 17820
Phone: 570-356-2172
Fax: 570-356-7695

To: SHERIFF CHAMBERLAIN Date: JAN 31, 2007
Fax #: 389-5625 Pages: 2
From: ALICE including this cover sheet.
Subject: MERCURO SHERIFF SALE

COMMENTS:

Re: JPMORGAN CHASE BANK vs. ALAN MERCURO

DECKET # 181ED2006 JD# 1360JD2006

FOLLOWING IS A COPY OF THE LETTER THAT IS

BEING MAILED TO YOUR OFFICE TODAY.

WE UNDERSTAND THE SHERIFF'S SALE IS SCHEDULED

FOR FEBRUARY 7, 2007

IF YOU HAVE ANY QUESTIONS, PLEASE CALL 356-2172

THANK YOU

If you receive this fax transmission in error, please call 570-356-2172. Thank you.

Catawissa Water Authority

Borough of Catawissa
19 Schoolhouse Road
P. O. Box 54
Catawissa, PA 17820
Phone: 570-356-2172 Fax: 570-356-7695

January 31, 2007

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

RE: J P Morgan Chase Bank as Trustee vs. Alan Mercurio
Docket # 181ED2006 JD # 1360JD2006

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Enclosed is documentation of the water utility amount owed to the Catawissa Water Authority by Alan Mercurio for the property at 123 North 2nd St., Catawissa, PA.

The following is a summation of amount owed as of January 31, 2007:

Alan Mercurio	\$ 96.30
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If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

Encl.

TAX YEAR: 2007

.....

EFFECTIVE DATE 02012007

Fund

Trans Year	Ref Ref	Tax	Inter	Prin	Other	Pendin	Total Amount
2013	PRIM	428.70	.00	42.88	15.00	3.54	490.12
Total:		428.70	.00	42.88	15.00	3.54	490.12

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.

JP MORGAN CHASE BANK

VS.

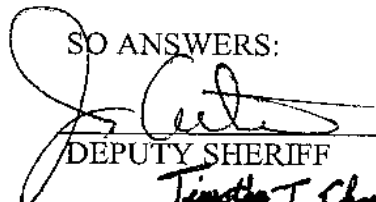
ALAN MERCURIO

WRIT OF EXECUTION #181 OF 2006 ED

POSTING OF PROPERTY

January 3, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF ALAN MERCURIO AT 123 NORTH SECOND ST. CATAWISSA COLUMBIA
COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF
DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:


DEPUTY SHERIFF
Timothy T. Chamberlain

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 7, 2007 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 181 OF 2006 ED AND CIVIL WRIT NO. 1360 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows:

On the East by Second Street, eighty (80) feet;

On the West by lands now or formerly of Robert Graham, eighty (80) feet;

On the North by an alley, forty two (42) feet; and

On the South by lands now or formerly of Fannie Kieler, forty two (42) feet.

HAVING THEREON ERECTED a dwelling known as 123 North Second Street, Catawissa, Pennsylvania 17820.

Tax Parcel: 08-02-194

BEING THE SAME PREMISES WHICH Gary L. Kipp and Patricia A. Kipp by deed dated 4/8/94 and recorded 4/12/94 in Columbia County Deed Book 565 Page 586, granted and conveyed unto Alan Mercurio.

TO BE SOLD AS THE PROPERTY OF ALAN MERCURIO ON COLUMBIA COUNTY JUDGMENT NO. 2006 CY 1360 MF.

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
Leon Haller
1719 North Front Street
Harrisburg, PA 17102

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

SHERIFF'S SALE

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Plaintiff's Attorney
Leon Haller
1719 North Front Street
Harrisburg, PA 17102

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

LAW OFFICES

Purcell, Krug & Haller

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-1206

HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
JILL M. WINKA
NICHOLE M. STALEY O'GORMAN
LISA A. RYNARD
LATOYA C. WINFIELD

HERSHEY
(717) 533-3836
JOSEPH NISSLEY (1910-1982)
JOHN W. PURCELL
VALERIE A. GUNNOF
COUNSEL

FAX COVER SHEET

DATE: December 7, 2006

TO: Real Estate, Columbia County sheriff office

FAX #: 570-389-5625

FROM: Mindy Horley
PURCELL, KRUG & HALLER
(717) 234-4178 ext. 160 (Voice)
(717) 234-1206 (FAX)
email: mhorley@pkh.com

PAGES: 2 (including this one)





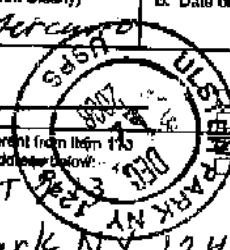
RE: Service - Alan Mercurio Sale of 2/7/07

MESSAGE:

Please see attached copy of signed green cards for service of the Notice of Sale via certified mail. Please also attempt personal service as usual.

Mindy Horley
Paralegal for Leon P. Haller, Esq.

The information contained in this telefacsimile is transmitted by an attorney. It is privileged and confidential, intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of the communication is strictly prohibited. If this communication has been received in error, please immediately notify us by telephone, collect if necessary, and return the original message to us at the above address via the U.S. Postal Service (we will reimburse postage). Thank You.

2. Article Number		COMPLETE THIS SECTION ON DELIVERY	
 7160 3701 9849 0762 9661		A. Received by (Please Print Clearly)	B. Date of Delivery
		C. Signature  <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
3. Service Type CERTIFIED MAIL		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes		RESTRICTED DELIVERY	
1. Article Addressed to:			
ALAN MERCURIO 1481 STATE ROAD #213 ULLSTER, NY 12487-5329		NOS 02/07/07	
2. Article Number		COMPLETE THIS SECTION ON DELIVERY	
 7160 3701 9849 0762 9674		A. Received by (Please Print Clearly)	B. Date of Delivery
		C. Signature  <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
3. Service Type CERTIFIED MAIL		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes		1481 RT ULLSTER PARK NY 12487	
1. Article Addressed to:			
ALAN MERCURIO 123 NORTH SECOND STREET CATAWISSA, PA 17820		NOS 02/07/07	

PS Form 3811, January 2005

Domestic Return Receipt

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX (717) 359-3623

PHONE
(717) 359-5422

24 HOUR PHONE
(717) 744-6300

Monday, November 20, 2006

**PAULA CLARK-TAX COLLECTOR
138 SOUTH STREET
CATAWISSA, PA 17820-**

**JPMORGAN CHASE BANK AS TRUSTEE
VS
ALAN MERCURIO**

DOCKET # 181ED2006

JD # 1360JD2006

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

TAX NOTICE 2006 County & Municipality

CATAWISSA BORO

MAKE CHECKS PAYABLE TO:

PAULA CLARK
138 SOUTH STREET
Catawissa PA 17820

HOURS EVERY TUESDAY 6PM - 8:30PM

EXCEPT MAY 1 - JUNE 15, SEPT 1 - OCT 15

APPT ONLY, AFTER OCT 31 - APPT. ONLY

PHONE: 570-356-2189**FOR: COLUMBIA COUNTY****DATE**
03/01/2006**BILL NO.**
12386

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AMOUNT DUE	INCL PENALTY
GENERAL	10,850	5.848	60.03	61.26	67.39
SINKING		1.345	14.30	14.59	16.05
FIRE TAX		1	10.63	10.85	11.94
BORO RE		5.42	57.83	58.81	64.69
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	142.59 April 30 If paid on or before	145.51 June 30 If paid on or before
					180.07 June 30 If paid after

MERCURIO ALAN
123 NORTH 2ND STREET
CATAWISSA PA 17820

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 08-02-194-00,000
123 N SECOND ST
.0826 Acres Land 2,000
Buildings 8,850
Total Assessment 10,850

This tax returned to
courthouse on:
January 1, 2007

FILE COPY

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TAX NOTICE 2006 SCHOOL REAL ESTATE

CATAWISSA BOROUGH

MAKE CHECKS PAYABLE TO:

PAULA CLARK
138 SOUTH STREET
CATAWISSA, PA 17820

FOR SOUTHERN COLUMBIA AREA SD**DATE** 07/01/2006**BILL#** 000425

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	INC PENALTY
REAL ESTATE	10850	26.100	277.53	283.19	311.51
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SAGE.			PAY THIS AMOUNT	277.53 AUG 31 IF PAID ON OR BEFORE	283.19 OCT 31 IF PAID ON OR BEFORE
					311.51 OCT 31 IF PAID AFTER

SCHOOL PENALTY AT 10%

HOURS Every Tuesday 6pm - 8:30pm
Except May 1 - June 15
Except Sept 1 - Oct 15
PHONE 570-356-2189

M
A
I
L

T
O

MERCURIO ALAN
123 NORTH 2ND STREET
CATAWISSA PA 17820

PROPERTY DESCRIPTION	ACCT.
PARCEL 08 02 19400000	27490
123 N SECOND ST	2000.00
0565-0586	8850.00
0.08 ACRES	

THIS TAX RETURNED
TO COURT HOUSE
JANUARY 1, 2007

Original

Fax 570-356-2304

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

JPMORGAN CHASE BANK AS TRUSTEE

181ED2006

VS

ALAN MERCURIO

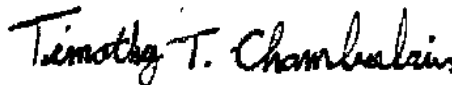
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, JANUARY 03, 2007, THE WITHIN MORTGAGE FORECLOSURE WAS SERVED BY CERTIFIED MAILING TO ALAN MERCURIO AT 1481 STATE ROAD #213, ULSTER, NY 12487 WITH ALAN MERCURIO SIGNING FOR 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 WEDNESDAY, JANUARY 03, 2007


NOTARY PUBLIC



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

X

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/17/2006

SERVICE# 1 - OF - 15 SERVICES
DOCKET # 181ED2006

PLAINTIFF JPMORGAN CHASE BANK AS TRUSTEE

DEFENDANT ALAN MERCURIO
ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
ALAN MERCURIO
123 NORTH SECOND ST.
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Marcel

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ 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

11-21 1022 KC LL

DEPUTY _____ DATE _____

JPMORGAN CHASE BANK AS TRUSTEE,
PLAINTIFF

VS.

ALAN MERCURIO,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006 CV 1360 MF

IN MORTGAGE FORECLOSURE

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

Writ
2006-ED-181

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **123 NORTH SECOND STREET CATAWISSA, PA 17820** as follows:

Amount due pursuant to Judgment	\$62,156.02
Interest	\$2,022.00
Per diem of \$16.85 to 2/01/07	
Late Charges	\$105.88
(\$26.47 per month to 2/01/07)	
Escrow Deficit	\$2,000.00

TOTAL WRIT \$66,283.90

PLUS COSTS:

Dated: November 17, 2006

James B. Kline
PROTHONOTARY

(SEAL)

By _____
DEPUTY

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

Complaint \$90.50 paid.
Judgment \$14.00 paid.
Satisfy \$7.00
Writ \$23.00 paid

JPMORGAN CHASE BANK AS TRUSTEE,
PLAINTIFF

VS.

ALAN MERCURIO,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006 CV 1360 MF

IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: February 7, 2007

TIME: 10:00 am

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**123 NORTH SECOND STREET
CATAWISSA, PA 17820**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2006 CV 1360 MF

JUDGMENT AMOUNT \$62,156.02

THE NAMES OF THE OWNERS OR REPUTED OWNERS of this property is:

ALAN MERCURIO

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

ALL THAT CERTAIN piece, parcel and lot of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows:

On the East by Second Street, eighty (80) feet;
On the West by lands now or formerly of Robert Graham, eighty (80) feet;
On the North by an alley, forty two (42) feet; and
On the South by lands now or formerly of Fannie Kieler, forty two (42) feet.

HAVING THEREON ERECTED a dwelling known as 123 North Second Street, Catawissa, Pennsylvania 17820.

Tax Parcel: 08-02-194

BEING THE SAME PREMISES WHICH Gary L. Kipp and Patricia A. Kipp by deed dated 4/8/94 and recorded 4/12/94 in Columbia County Deed Book 565 Page 586, granted and conveyed unto Alan Mercurio.

TO BE SOLD AS THE PROPERTY OF ALAN MERCURIO ON COLUMBIA COUNTY
JUDGMENT NO. 2006 CV 1360 MF.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/17/2006

SERVICE# 5 - OF - 15 SERVICES
DOCKET # 181ED2006

PLAINTIFF

JPMORGAN CHASE BANK AS TRUSTEE

DEFENDANT
ATTORNEY FIRM

ALAN MERCURIO
Purcell, Krug & Haller

PERSON/CORP TO SERVED
TENANT(S)
123 NORTH SECOND ST.
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON

posted - Vacant

RELATIONSHIP

IDENTIFICATION

DATE *11-21*

TIME

1108

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

11-21

1032

TC

LC

DEPUTY

DATE

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/17/2006

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 181ED2006

PLAINTIFF JPMORGAN CHASE BANK AS TRUSTEE

DEFENDANT ALAN MERCURIO
ATTORNEY FIRM Purcell, Krug & Haller

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 11-20-6 TIME 1130 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Carter

DATE 11-20-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/17/2006

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 181ED2006

PLAINTIFF JPMORGAN CHASE BANK AS TRUSTEE

DEFENDANT ALAN MERCURIO
ATTORNEY FIRM Purcell, Krug & Haller

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Leslie Levan

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 11-20-06 TIME 1245 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 11-20-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/17/2006

SERVICE# 4 - OF - 15 SERVICES
DOCKET # 181ED2006

PLAINTIFF JPMORGAN CHASE BANK AS TRUSTEE

DEFENDANT ALAN MERCURIO
ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
REGENCY FINANCE COMPANY
1301 COLUMBIA BLVD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Todd Bogan-Sky

RELATIONSHIP Branch Manager IDENTIFICATION _____

DATE 11-20-06 TIME 1:30 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 11-20-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/17/2006

SERVICE# 7 - OF - 15 SERVICES
DOCKET # 181ED2006

PLAINTIFF

JPMORGAN CHASE BANK AS TRUSTEE

DEFENDANT
ATTORNEY FIRM

ALAN MERCURIO
Purcell, Krug & Haller

PERSON/CORP TO SERVED
CATAWISSA WATER
SCHOOLHOUSE ROAD
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON

Alice Smyth

RELATIONSHIP

Sec.

IDENTIFICATION

DATE

11-21

TIME

1032

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

TC

DATE

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/17/2006

SERVICE# 6 - OF - 15 SERVICES
DOCKET # 181ED2006

PLAINTIFF JPMORGAN CHASE BANK AS TRUSTEE

DEFENDANT ALAN MERCURIO
ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED	PAPERS TO SERVED
CATAWISSA BOROUGH	MORTGAGE FORECLOSURE
MAIN STREET	
CATAWISSA	

SERVED UPON Suzanne Hesmausler

RELATIONSHIP Sec. IDENTIFICATION _____

DATE 11-21 TIME 1030 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 TC DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/17/2006

SERVICE# 8 - OF - 15 SERVICES
DOCKET # 181ED2006

PLAINTIFF JPMORGAN CHASE BANK AS TRUSTEE

DEFENDANT ALAN MERCURIO
ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
PAULA CLARK-TAX COLLECTOR
138 SOUTH STREET
CATAWISSA

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON put in mail 5/1st

RELATIONSHIP _____ IDENTIFICATION _____


DATE 11-21 TIME 1025 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 _____

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 11/20/2006

Fee: \$5.00

Cert. NO: 2724

MERCURIO ALAN
123 NORTH 2ND STREET
CATAWISSA PA 17820

District: CATAWISSA BORO
Deed: 0533 -0423
Location: 123 N SECOND ST
Parcel Id:08 -02 -194-00,000

Assessment: 10,850
Balances as of 11/20/2006

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

By: Timothy J. Chamberlain Per: dm

REAL ESTATE OUTLINE

ED # 181-66

DATE RECEIVED 11-17-00
DOCKET AND INDEX 125143

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>125143</u>

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

SALE DATE	<u>Feb. 17 01</u>	TIME <u>1:00</u>
POSTING DATE	<u>Jan 5 01</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Jan 10</u>	
	2 ND WEEK <u>Jan 17</u>	
	3 RD WEEK <u>Jan 24</u>	

JPMORGAN CHASE BANK AS TRUSTEE,
PLAINTIFF

VS.

ALAN MERCURIO,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006 CV 1360 MF

IN MORTGAGE FORECLOSURE

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

Writ
2006-ED-181

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **123 NORTH SECOND STREET CATAWISSA, PA 17820** as follows:

Amount due pursuant to Judgment	\$62,156.02
Interest	\$2,022.00
Per diem of \$16.85 to 2/01/07	
Late Charges	\$105.88
(\$26.47 per month to 2/01/07)	
Escrow Deficit	\$2,000.00

TOTAL WRIT \$66,283.90

PLUS COSTS:

Dated: November 17, 2006

Sam B. Kline
PROTHONOTARY

(SEAL)

By _____
DEPUTY

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

Complaint \$90.50 paid
Judgment \$14.00 paid
Writ \$23.00 paid
Satisfy \$ 2.00

JPMORGAN CHASE BANK AS TRUSTEE,
PLAINTIFF

VS.

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DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006 CV 1360 MF

IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE:

TIME:

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**123 NORTH SECOND STREET
CATAWISSA, PA 17820**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2006 CV 1360 MF

JUDGMENT AMOUNT \$62,156.02

THE NAMES OF THE OWNERS OR REPUTED OWNERS of this property is:

ALAN MERCURIO

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff **(for example, to banks that hold mortgages and municipalities that are owed taxes)** will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

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If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

ALL THAT CERTAIN piece, parcel and lot of land situate in the Borough of Catawissa, Columbia County, Pennsylvania, bounded and described as follows:

On the East by Second Street, eighty (80) feet;
On the West by lands now or formerly of Robert Graham, eighty (80) feet;
On the North by an alley, forty two (42) feet; and
On the South by lands now or formerly of Fannie Kieler, forty two (42) feet.

HAVING THEREON ERECTED a dwelling known as 123 North Second Street, Catawissa, Pennsylvania 17820.

Tax Parcel: 08-02-194

BEING THE SAME PREMISES WHICH Gary L. Kipp and Patricia A. Kipp by deed dated 4/8/94 and recorded 4/12/94 in Columbia County Deed Book 565 Page 586, granted and conveyed unto Alan Mercurio.

TO BE SOLD AS THE PROPERTY OF ALAN MERCURIO ON COLUMBIA COUNTY
JUDGMENT NO. 2006 CV 1360 MF.

JPMORGAN CHASE BANK AS TRUSTEE,
PLAINTIFF

VS.

ALAN MERCURIO,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006 CV 1360 MF

IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **123 NORTH SECOND STREET CATAWISSA, PA 17820:**

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

ALAN MERCURIO
123 NORTH SECOND STREET
CATAWISSA, PA 17820

ALAN MERCURIO
1481 STATE ROAD #213
ULSTER, NY 12487 – 5329

2. Name and address of Defendant(s) in the Judgment, if different from that listed. in (1) above: **SAME**

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

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

PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

Northern Central Bank
130 Court Street
Williamsport, PA 17701

Regency Finance Company
1301 Columbia Boulevard
P. O. Box 442
Bloomsburg, PA 17815

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

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: **UNKNOWN**

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

DOMESTIC RELATIONS

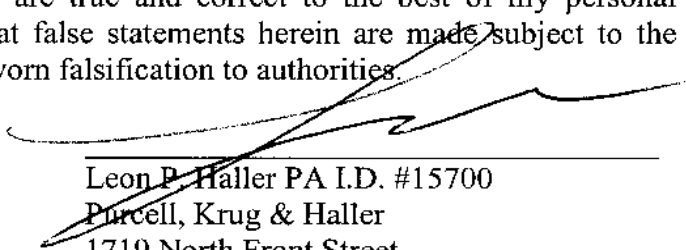
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT

123 NORTH SECOND STREET
CATAWISSA, PA 17820

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

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



Leon P. Haller PA I.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: November 14, 2006

JPMORGAN CHASE BANK AS TRUSTEE,
PLAINTIFF

VS.

ALAN MERCURIO,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006 CV 1360 MF

IN MORTGAGE FORECLOSURE

COPY

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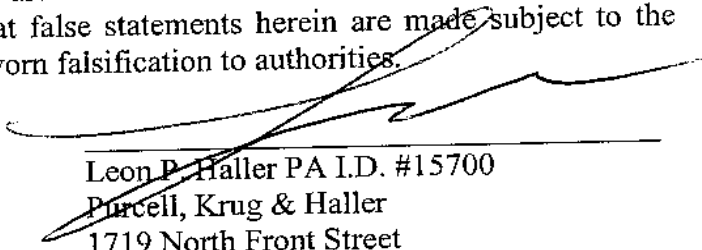
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DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
123 NORTH SECOND STREET
CATAWISSA, PA 17820

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Leon P. Haller PA I.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: November 14, 2006

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On the East by Second Street, eighty (80) feet;
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HAVING THEREON ERECTED a dwelling known as 123 North Second Street, Catawissa, Pennsylvania 17820.

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TO BE SOLD AS THE PROPERTY OF ALAN MERCURIO ON COLUMBIA COUNTY
JUDGMENT NO. 2006 CV 1360 MF.

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Tax Parcel: 08-02-194

BEING THE SAME PREMISES WHICH Gary L. Kipp and Patricia A. Kipp by deed dated 4/8/94 and recorded 4/12/94 in Columbia County Deed Book 565 Page 586, granted and conveyed unto Alan Mercurio.

TO BE SOLD AS THE PROPERTY OF ALAN MERCURIO ON COLUMBIA COUNTY
JUDGMENT NO. 2006 CV 1360 MF.

JPMORGAN CHASE BANK AS TRUSTEE,
PLAINTIFF

VS.

ALAN MERCURIO,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006 CV 1360 MF

IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

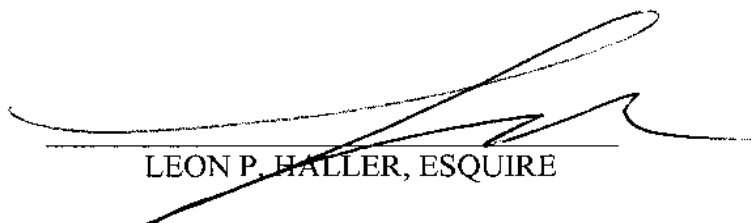
Personally appeared before me, a Notary Public in and for said Commonwealth and County,
LEON P. HALLER, ESQUIRE who being duly sworn according to law deposes and states that the
Defendant (s) above named are not in the Military or Naval Service nor are they engaged in any way
which would bring them within the Soldiers and Sailors Relief Act of 1940, as amended.

Sworn to and subscribed :

before me this 14 day :

of Nov. 2006 :


Notary Public


LEON P. HALLER, ESQUIRE

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MARYLAND K. FERRETTI, Notary Public
Lower Paxton Twp., Dauphin County
My Commission Expires Aug. 8, 2010

JPMORGAN CHASE BANK AS TRUSTEE,
PLAINTIFF

VS.

ALAN MERCURIO,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006 CV 1360 MF

IN MORTGAGE FORECLOSURE

COPY

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

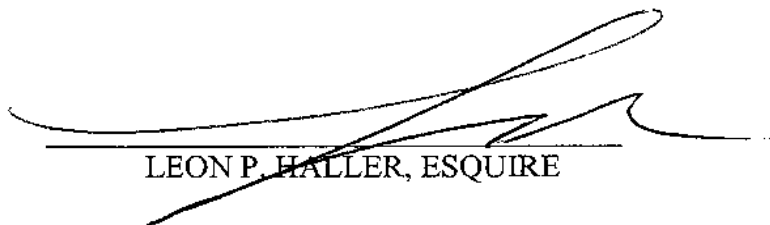
Personally appeared before me, a Notary Public in and for said Commonwealth and County,
LEON P. HALLER, ESQUIRE who being duly sworn according to law deposes and states that the
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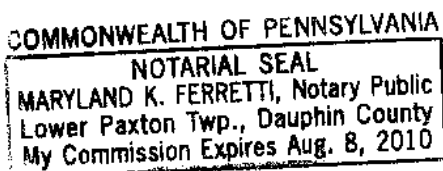
Sworn to and subscribed :

before me this 14 day :

of Nov. 2006 :


Notary Public


LEON P. HALLER, ESQUIRE



TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: **JPMORGAN CHASE BANK AS TRUSTEE**

VS.

Defendant(s): **ALAN MERCURIO**

Filed to No. **2006 CV 1360 MF**

INSTRUCTIONS

This is real estate execution. The property is located at:

123 NORTH SECOND STREET CATAWISSA, PA 17820

(A more complete legal description accompanies these documents.)

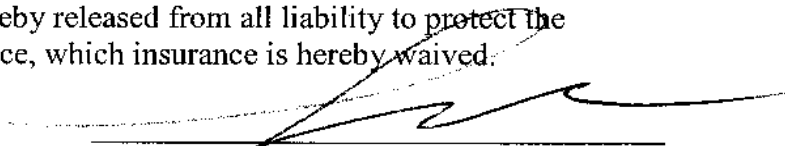
The parties to be served **PERSONALLY** and their addresses are as follows:

ALAN MERCURIO @ 123 NORTH SECOND STREET CATAWISSA, PA 17820

WAIVER OF WATCHMAN AND INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which 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.

NOW, November 14, 2006 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Leon P. Haller
Attorney for Plaintiff
PA I.D. #15700

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: November 14, 2006

FROM:

Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

CASE CAPTION:

JPMORGAN CHASE BANK AS TRUSTEE

VS.

ALAN MERCURIO

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2006 CV 1360 MF

SERVICE TO BE MADE ON DEFENDANT: ALAN MERCURIO

ADDRESS FOR "PERSONAL SERVICE": **

ALAN MERCURIO at: 123 NORTH SECOND STREET CATAWISSA, PA 17820

**** Defendant works out of state, is home on weekends**

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

COMMERCE BANK
60-184-313

CHECK NO.

CHECK DATE

125143 11/14/2006

CHECK AMOUNT

\$*****1,350.00

ONE THOUSAND THREE HUNDRED FIFTY AND 00/100
DOLLARS*****

PAY

TO THE
ORDER
OF

sheriff of columbia county

VOID AFTER 90 DAYS



⑈ 125143⑈ ⑆03⑆30⑆84⑆5⑆ 5⑆ 32093⑆ 2⑈

125143