

SHERIFF'S SALE COST SHEET

EMAC Mut. Corp. vs. Shiff
 NO. 19-06 ED NO. 358-05 JD DATE/TIME OF SALE 3/14/07

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>15.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>15.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>28.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>359.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>69.00</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>912.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$	
TOTAL *****		\$ <u>0.00</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>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>0.00</u>	
MISC. <u>2015-40000000</u>	\$ <u>70.00</u>	
TOTAL *****		\$ <u>70.00</u>

TOTAL COSTS (OPENING BID) \$ 1356.00

**Phelan Hallinan and Schmieg, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534**

Peter J. Tremper
Legal Assistant, Ext. 1481

Representing Lenders in
Pennsylvania and New Jersey

June 21, 2006

Via Telefax 570-389-5625

Memorandum

To: Office of the Sheriff
COLUMBIA County

Attn: Real Estate Dept.

RE: GMAC MORTGAGE CORPORATION
vs.
DONNIE G. SULT
KIMBERLY A. SULT A/K/A KIM A. SULT
COLUMBIA- No. 2005-CV-358-MF
Action in Mortgage Foreclosure
Premises: 1118 ORANGE STREET
BERWICK, PA 18603

Dear Sir or Madam:

Please **STAY** the Sheriff's Sale of the above referenced property which is scheduled for **JUNE 21, 2006**.

\$4,000.00 was received in consideration for the stay.

Very truly yours,

Peter J. Tremper

SHERIFF'S SALE COST SHEET

Emk Mort. Corp. vs. Dannie & Kimberly Sult
 NO. 19-06 ED NO. 358-05 JD DATE/TIME OF SALE June 21, 06 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$180.00	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$42.50	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$24.00	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$6.00	
NOTARY	\$15.00	
TOTAL *****		\$446.00

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$91.00	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$916.00

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$41.50	
TOTAL *****		\$51.50

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$360.11	
SCHOOL DIST. 20	\$883.19	1.1 Aug. 30
DELINQUENT 20	\$5.00	
TOTAL *****		\$1248.30

MUNICIPAL FEES DUE:		
SEWER 20	\$233.53	
WATER 20	\$	
TOTAL *****		\$233.53

SURCHARGE FEE (DSTE)	\$130.00	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ - 0 -

TOTAL COSTS (OPENING BID) \$3019.33

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

GMAC Acq. Corp. vs Dannie & Kimberly Selt

NO. 17-06 ED NO. 358-05 JD

DATE/TIME OF SALE: June 27, 06 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 \$ _____



May 5, 2006

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

GMAC MORTGAGE CORPORATION

VS.

**DONNIE G. SULT
KIMBERLY A. SULT**

DOCKET # 19ED2006

JD # 358JD2005

Dear Timothy:

The updated amount on sewer account #112702 for the property located at 1118 Orange Street, Berwick through June 2006 is \$233.53.

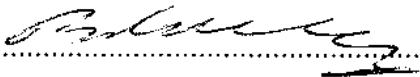
Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Greer
Authority Clerk

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brandon R. Eyerly, Publisher, being duly sworn according to law deposes and says that Press Enterprisc is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice April 5, 12, 19, 2006 is printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



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



(Notary Public)

My commission expires

Commonwealth Of Pennsylvania
Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007

Member, Pennsylvania Association Of Notaries

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

17-06

Phelan Hallinan and Schmieg, L.L.P.
One Penn Center at Suburban Station
1817 John F. Kennedy
Suite 1400
Philadelphia, PA 19103-1814
215-583-7000
Main Fax 215-583-5534

Peter J. Tremper
Legal Assistant, Ext. 1481

Representing Lenders in
Pennsylvania and New Jersey

April 17, 2006

Via Telefax 570-389-5625

Memorandum

To: Office of the Sheriff
COLUMBIA County

Attn: Real Estate Dept.

RE: GMAC MORTGAGE CORPORATION
vs.
DONNIE G. SULT
KIMBERLY A. SULT A/K/A KIM A. SULT
COLUMBIA- No. 2005-CV-358-MF
Action in Mortgage Foreclosure
Premises: 1118 ORANGE STREET
BERWICK, PA 18603

Dear Sir or Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property which is scheduled for **APRIL 26, 2006**. Please reschedule this sale for **JUNE 21, 2006** at 9:00 am.

Should you have any questions or concerns do not hesitate to contact me.

Very truly yours,

Peter J. Tremper

19
PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1478
Operated Assisted # 215-563-7000 ext 1478
Fax # 215-563-8656
Lisa.Steinman@fedphe.com

March 22, 2006

Office of the Sheriff
COLUMBIA County Courthouse

RE: U.S. MORTGAGE
V. DONNIE G. SULT and KIMBERLY A. SULT A/K/A KIM A. SULT
COLUMBIA COUNTY, NO. 2005-CV-358-MF

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

*******IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.*******

Yours truly,



LISA STEINMAN
For PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 4/26/06 SHERIFF'S SALE.*****

Phelan Hallinan & Schmieg, LLP
By: Daniel G. Schmieg, Esquire
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

Attorney for Plaintiff

GMAC MORTGAGE CORPORATION

Plaintiff

vs.

DONNIE G. SULT
KIMBERLY A. SULT A/K/A
KIM A. SULT

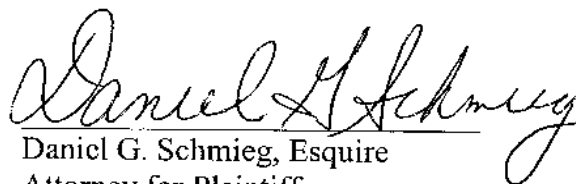
Defendant(s)

COLUMBIA COUNTY
COURT OF COMMON PLEAS

CIVIL DIVISION
NO. 2005-CV-358-MF

SUGGESTION OF RECORD CHANGE
RE: PLAINTIFF'S NAME

Daniel G. Schmieg, Esquire, attorney for the Plaintiff, hereby certifies that, to the best of his knowledge, information and belief the Plaintiff's name was erroneously listed on the Writ as **GMAC MORTGAGE CORPORATION**. The correct name of the Plaintiff is **U.S. MORTGAGE** as stated on this copy of Praecipe to Mark Judgment dated 10/5/05. Please change the docket to read accordingly.


Daniel G. Schmieg, Esquire
Attorney for Plaintiff

DATE: March 22, 2006

PHELAN HALLINAN & SCHMIEG, L.L.P.
BY: DANIEL G. SCHMIEG, ESQUIRE
ATTORNEY I.D. NO. 62205
ONE PENN CENTER AT SUBURBAN
STATION, SUITE 1400
PHILADELPHIA, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

GMAC MORTGAGE CORPORATION	COLUMBIA COUNTY COURT OF COMMON PLEAS CIVIL DIVISION NO: 2005-CV-358-MF
v.	
DONNIE G. SULT KIMBERLY A. SULT	

PRAECIPE TO MARK JUDGMENT TO USE OF PLAINTIFF

TO THE PROTHONOTARY:

Please mark the judgment in the above captioned matter to the use of U.S.

MORTGAGE, 5825 W. SAHARA AVENUE, SUITE L, LAS VEGAS, NV 89146-3167.

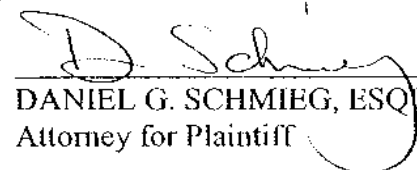

DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: October 5, 2005

ENTRY OF APPEARANCE

TO THE PROTHONOTARY:

Kindly enter my appearance on behalf of U.S. MORTGAGE, 5825 W. SAHARA AVENUE, SUITE L, LAS VEGAS, NV 89146-3167.


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: October 5, 2005

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: U.S. MORTGAGE

)

CIVIL ACTION

vs.

DONNIE G. SULT

)

CIVIL DIVISION

KIMBERLY A. SULT A/K/A

KIM A. SULT

)

NO. 2005-CV-358-MF

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

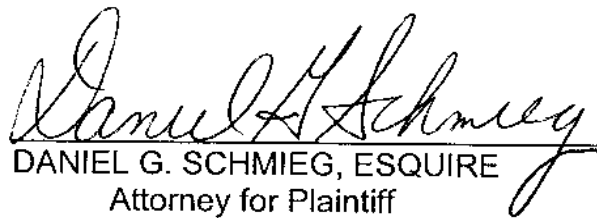
)

)

SS:

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

DATE: March 22, 2006


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Name and Address
PHILAN HALLINAN & SCHMIEG, LLP
 One Penn Center at Suburban Station Suite 1400
 Philadelphia, PA 19103-1814 **TEAM 3/skb**

TEAM 3

SKB
FEB 23 2006

Line	A. Article Number	Name of Addressee, Street, and Post Office Address	Fee
1	****	Tenant/Occupant 1118 ORANGE STREET BERWICK, PA 18603	
2		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. Box 380 Bloomsburg, PA 17815	
4		PG ENERGY 1 PEI CENTER WILKES BARRE, PA 18702	
5			
6			
7			
8			
9			
10			
11			
12			
		RE: DONNIE G. SULT TEAM 3	
Total Number of Pieces Listed By Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name Of Receiving Employee)

UNITED STATES POSTAGE

\$ 01.25⁰
 02 1A
 0004309825 FEB 23 2006
 MAILED FROM ZIP CODE 19103

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 \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

GMAC MORTGAGE CORPORATION

VS.

DONNIE & KIMBERLY SULT

WRIT OF EXECUTION #19 OF 2006 ED

POSTING OF PROPERTY

March 22, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DONNIE & KIMBERLY SULT AT 1118 ORANGE ST. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA
COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

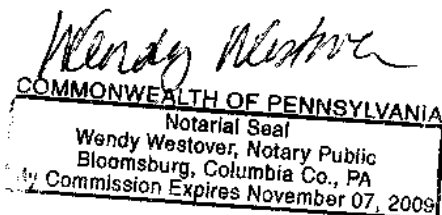
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 22ND DAY OF MARCH 2006



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 794-6300

GMAC MORTGAGE CORPORATION

Docket # 19ED2006

VS

MORTGAGE FORECLOSURE

DONNIE G. SULT
KIMBERLY A. SULT

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, FEBRUARY 15, 2006, AT 2:35 PM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON DONNIE SULT AT 1118 ORANGE ST., BERWICK BY
HANDING TO KIM SULT, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, FEBRUARY 16, 2006

Wendy Westover

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

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

Timothy T. Chamberlain

X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X

P. D'Angelo
P. D'ANGELO
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA. 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

GMAC MORTGAGE CORPORATION

Docket # 19ED2006

VS

MORTGAGE FORECLOSURE

DONNIE G. SULT
KIMBERLY A. SULT

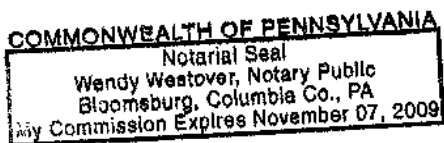
AFFIDAVIT OF SERVICE

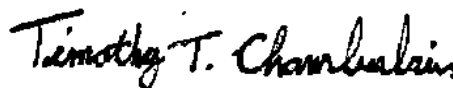
NOW, THIS WEDNESDAY, FEBRUARY 15, 2006, AT 2:35 PM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON KIMBERLY SULT AT 1118 ORANGE ST.,
BERWICK BY HANDING TO KIM SULT, A TRUE AND ATTESTED COPY OF THE ORIGINAL
WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, FEBRUARY 16, 2006


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

19-06

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-563-7000

Fax: 215-563-7009

Genevieve.Mautz@fedphe.com

Genevieve Mautz
Legal Assistant, Ext. 1409

Representing Lenders in
Pennsylvania and New Jersey

March 15, 2006

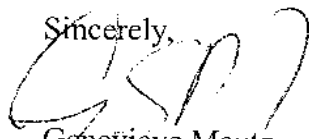
Office of the Sheriff
Columbia County Courthouse
RE: Notice of Sheriff's Sale

Dear Sir/Madame:

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

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

Sincerely,



Genevieve Mautz
Enclosure

AFFIDAVIT OF SERVICE
Plaintiff: GMAC MORTGAGE CORPORATION

SV
COLUMBIA County
No 2005-CV-358-MF

Defendant(s): DONNIE G. SULT
KIMBERLY A. SULT A/K/A KIM A. SULT

Our File #113717
Type of Action
- Notice of Sheriff's Sale

Address: 1118 ORANGE STREET
BERWICK, PA 18603

Sale Date: April 26, 2006

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

SERVED

Served and made known to Donnie G. Sult, Defendant, on the 7th day of March, 2006, at 7:13 o'clock P.m., at 1118 orange st. Berwick, Commonwealth of Pennsylvania, in the manner described below:

- ☐ Defendant personally served.
☒ Adult family member with whom Defendant(s) reside(s). Relationship is wife.
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant(s)'s office or usual place of business.
☐ an officer of said Defendant(s)'s company.
☐ Other: _____

Description: Age 45-55 Height 5'7" Weight 160-170 Race W Sex F Other _____

I, David Roberts, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 7th day

of March, 2006.

Notary:

By:

Notary Public

State of New Jersey

On PATRICIA E. HARRIS

Commission Expires June 16, 2003

NOT SERVED

On _____, 2006, at _____ o'clock _____ m., Defendant **NOT FOUND** because:

____ Moved _____ Unknown _____ No Answer _____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

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

Notary:

By:

Attorney for Plaintiff

Daniel G. Schmieg, Esquire - I.D. No. 62205

One Penn Center at Suburban Station-Suite 1400

Philadelphia, PA 19103

(215) 563-7000

28

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AFFIDAVIT OF SERVICE

Plaintiff: GMAC MORTGAGE CORPORATION

Defendant(s): DONNIE G. SULT

KIMBERLY A. SULT A/K/A KIM A. SULT

**Address: 1118 ORANGE STREET
BERWICK, PA 18603**

**SK
COLUMBIA County
No 2005-CV-358-MF**

**Our File #113717
Type of Action
- Notice of Sheriff's Sale**

Sale Date: April 26, 2006

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

SERVED

Served and made known to Kimberly A Sult, Defendant, on the 7th day of March, 2006, at 7:13 o'clock P.m., at 1118 orange Street, Commonwealth of Pennsylvania, in the Berwick Pa manner described below:

- ☒ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s). Relationship is _____
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant(s)'s office or usual place of business.
☐ _____ an officer of said Defendant(s)'s company.
☐ Other: _____

Description: Age 45-55 Height 5'7" Weight 160-170 Race W Sex F Other _____

I, David Roberts, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 7th day
of March, 2006
Notary Patricia E Harris

By: David Roberts

Notary Public

State of New Jersey

On the PATRICIA E. HARRIS day of _____, 2006

Commission Expires June 16, 2008

NOT SERVED

On the _____ day of _____, 2006, at _____ o'clock _____m., Defendant **NOT FOUND** because:

_____ Moved _____ Unknown _____ No Answer _____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

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

Notary:

By:

Attorney for Plaintiff

**Daniel G. Schmieg, Esquire - J.D. No. 62205
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000**

28

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REAL ESTATE TAX CERTIFICATION

Fee: \$5.00

Cert. NO: 1685

District: BERWICK BORO
Deed: 0619 -0682
Location: 1118 ORANGE ST
Parcel Id:04C-02 -077-00,000

Assessment: 19,134
Balances as of 02/16/2006

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

By: Timothy L. Chamberlain Per: dm.
Sherriff

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/13/2006

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 19ED2006

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT DONNIE G. SULT
KIMBERLY A. SULT

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP debt IDENTIFICATION _____

DATE 2-14-6 TIME 0830 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 2-14-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/13/2006

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 19ED2006

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT DONNIE G. SULT
KIMBERLY A. SULT

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
DONNIE SULT	MORTGAGE FORECLOSURE
1118 ORANGE ST.	
BERWICK	

SERVED UPON KIM SULT

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 02/15/06 TIME 1435 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY Flu M. DATE 02/15/06

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/13/2006

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 19ED2006

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT DONNIE G. SULT
KIMBERLY A. SULT

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

KIMBERLY SULT

1118 ORANGE ST.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON KIM SULT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02/15/06 TIME 1435 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

02/14/06 1155 Donner 4/c

DEPUTY

Paul Dole DATE 02/15/06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/13/2006

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 19ED2006

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT DONNIE G. SULT
KIMBERLY A. SULT

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Custody LUDAN

RELATIONSHIP Cust. Service IDENTIFICATION _____

DATE 2-14-6 TIME 0805 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 2-14-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/13/2006

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 19ED2006

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT DONNIE G. SULT
KIMBERLY A. SULT

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MJ6618 FRITZ

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 02/14/06 TIME 1020 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

02/14/06

■ 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:

PG Energy
1 PEI Center
Wilkes-Barre, PA 18702

☒ Address
B. Received by (Printed Name)
Feb 18 2005
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

2. Article Number
(Transfer from service label)
7005 1160 0000 72 6961

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

SENDER: COMPLETE THIS SECTION

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

2. Article Number
(Transfer from service label)
7005 1160 0000 0372 6992

3. Service Type
☒ Certified Mail ☐ Registered Mail ☐ Return Receipt for Merchandise ☐ Express Mail ☐ Insured Mail ☐ C.O.D.

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

SENDER: COMPLETE THIS SECTION

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

2. Article Number
(Transfer from service label)
7005 1160 0000 0372 6985

3. Service Type
☒ Certified Mail ☐ Registered Mail ☐ Return Receipt for Merchandise ☐ Express Mail ☐ Insured Mail ☐ C.O.D.

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☒ Addressee
David Rietler

B. Received by (Printed Name)
DAVID RIETLER

C. Date of Delivery
FEB 18 2005

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

3. Service Type
☒ Certified Mail ☐ Express Mail ☐ Registered Mail ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

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

SENDER: COMPLETE THIS SECTION

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

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

Article Number
(Transfer from service label)
5007 2260 0000 0911 5007

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

7005 1160 0000 01 6978

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

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)

7005 1160 0000 01 6954

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *Terrence A Doyle* ☐ Agent ☒ Address
- B. Received by (Printed Name) *Terrence A Doyle* ☐ Date of Delivery *FEB 13*
- D. 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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *Terrence A Doyle* ☐ Agent ☒ Address
- B. Received by (Printed Name) *Terrence A Doyle* ☐ Date of Delivery *FEB 13*
- D. 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

TAX NOTICE 2005 SCHOOL REAL ESTATE
 BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
 CONNIE C. GINGHER
 1615 LINCOLN AVENUE
 BERWICK, PA 18603

FOR BERWICK AREA SCHOOL DISTRICT			DATE 08/01/2005		BILL# 003922	
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY	
REAL ESTATE	19134	44.750	839.13	856.25	941.88	
CONNIE C. GINGHER						
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.			PAY THIS AMOUNT	839.13	856.25	941.88
				IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER

HOURS MON, TUES, THURS, FRI 9:30am
 -4pm DURING DISCT. ALL OTHER
 TIMES MON, TUES, THURS 9:30-4
 PHONE 570-752-7442

M
 A SULT DONNIE G & KIMBERLY A JR
 I 1118 ORANGE STREET
 L BERWICK PA 18603

T
 O

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION		ACCT.
PARCEL 04C02 07700000		20492
1118 ORANGE ST	4439.00	SCHOOL PENALTY 10% TAX RETURNED TO COURTHOUSE DEC 15
0735-0878	14695.00	
0.26 ACRES		

Original

MAKE SEPERATE CHECKS FOR SCHOOL PAYMENT

9/29

CK 83913
 CK 746947

Tax Notice 2005 County & Municipality
 BERWICK BORO
MAKE CHECKS PAYABLE TO:
 Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9:30AM - 4PM
 CLOSED WEDNESDAY & HOLIDAYS.
 CLOSED FRIDAY AFTER DISCOUNT
 PHONE: 570-752-7442

FOR: COLUMBIA COUNTY					DATE 03/01/2005	BILL NO. 6173
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY	
GENERAL	19,134	5.646	105.87	108.03	118.8	
SINKING		1.345	25.23	25.74	28.3	
LIGHT		.75	14.06	14.35	15.0	
FIRE		.75	32.81	33.48	35.1	
BORO RE		6.6	123.75	126.28	132.5	
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	307.72	307.88	329.9
				April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SULT DONNIE G & KIMBERLY A JR
 1118 ORANGE STREET
 BERWICK PA 18603

CNTY TWP
 Discount 2 % 2 %
 Penalty 10 % 5 %
 PARCEL: 04C-02 -077-00,000
 1118 ORANGE ST
 .2547 Acres Land 4,439
 Buildings 14,695
 Total Assessment 19,134

This tax returned to
 courthouse on:
 January 1, 2006

307.88
 FILE COPY

CK # 7340

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

U.S. Mortgage

6/2/06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/13/2006

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 19ED2006

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT DONNIE G. SULT
KIMBERLY A. SULT

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON KELLY GREEN

RELATIONSHIP CLIENT IDENTIFICATION _____

DATE 02/14/06 TIME 0940 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
DEPUTY	<u>Phil Del</u>	_____	_____	_____

DATE 02/14/06



February 14, 2006

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

GMAC MORTGAGE CORPORATION

VS

DONNIE G. SULT
KIMBERLY A. SULT

DOCKET # 19ED2006

JD # 358JD2005

Dear Timothy:

The balance on sewer account #112702 for the property located at 1118 Orange Street, Berwick through April 2006 is \$223.47.

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

Sincerely,

Kelly Greer
Authority Clerk

Hearing Impaired 711
"BAJSA is an Equal Opportunity Provider and Provider"
1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

REAL ESTATE OUTLINE

ED # 19-06

DATE RECEIVED 2-13-06
DOCKET AND INDEX 2-13-06
SET FILE FOLDER UP 2-13-06

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 480930

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

SALE DATE Apr 26, 06 TIME 1000
POSTING DATE Mar 22, 06
ADV. DATES FOR NEWSPAPER
1ST WEEK Apr 5
2ND WEEK 12
3RD WEEK 19, 06

SHERIFF'S SALE

WEDNESDAY APRIL 26, 2006 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 19 OF 2006 ED AND CIVIL WRIT NO. 358 OF 2005 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 or parcel of land situate in the Borough of Berwick, County of Columbia and state of Pennsylvania, bounded and described as follows, to wit;

BEGINNING at a point on the South side of Orange Street, East of Warren Street, at the Northeast corner of lot No. 257; thence along Orange Street, South seventy one degrees (71), fifteen minutes (15) East, seventy three (73) feet to a corner; thence South two degrees (02), fifty (50) minutes East, one hundred sixty four (164) feet to an alley; thence along said alley, North seventy one degrees (71), fifteen minutes (15) West, seventy three (73) feet to the Southeast corner of Lot No. 257; thence along said lot North two degrees (02), fifty minutes (50) West, one hundred sixty four (164) feet to the place of beginning.

SAME BEING Lot No. 258 in Michael's Addition to Berwick and said plot of lots duly recorded in 1902 in and for Columbia County at Bloomsburg, PA in Misc. Book No. 7, page 469. Under and subject to building restrictions as contained in former deeds in chain of title.

TAX PARCEL #04C-02-077

PROPERTY BEING KNOWN AS: 1118 Orange Street, Berwick, PA

TITLE TO SAID PREMISES IS VESTED IN Donnie G. Sult, Jr. and Kimberly A. Sult, husband and wife, by Deed from Samuel M. Romeo, Jr., dated 8-16-99 and recorded 8-23-99 in Mortgage Book 735, page 878.

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

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

SHERIFF'S SALE

WEDNESDAY APRIL 26, 2006 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 19 OF 2006 ED AND CIVIL WRIT NO. 358 OF 2005 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' 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 or parcel of land situate in the Borough of Berwick, County of Columbia and state of Pennsylvania, bounded and described as follows, to wit;

BEGINNING at a point on the South side of Orange Street, East of Warren Street, at the Northeast corner of lot No. 257; thence along Orange Street, South seventy one degrees (71), fifteen minutes (15) East, seventy three (73) feet to a corner; thence South two degrees (02), fifty (50) minutes East, one hundred sixty four (164) feet to an alley; thence along said alley, North seventy one degrees (71), fifteen minutes (15) West, seventy three (73) feet to the Southeast corner of Lot No. 257; thence along said lot North two degrees (02), fifty minutes (50) West, one hundred sixty four (164) feet to the place of beginning.

SAME BEING Lot No. 258 in Michael's Addition to Berwick and said plot of lots duly recorded in 1902 in and for Columbia County at Bloomsburg, PA in Misc. Book No. 7, page 469. Under and subject to building restrictions as contained in former deeds in chain of title.

TAX PARCEL #04C-02-077

PROPERTY BEING KNOWN AS: 1118 Orange Street, Berwick, PA

TITLE TO SAID PREMISES IS VESTED IN Donnie G. Sult, Jr. and Kimberly A. Sult, husband and wife, by Deed from Samuel M. Romeo, Jr., dated 8-16-99 and recorded 8-23-99 in Mortgage Book 735, page 878.

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

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

SHERIFF'S SALE

WEDNESDAY APRIL 26, 2006 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 19 OF 2006 ED AND CIVIL WRIT NO. 358 OF 2005 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 or parcel of land situate in the Borough of Berwick, County of Columbia and state of Pennsylvania, bounded and described as follows, to wit;

BEGINNING at a point on the South side of Orange Street, East of Warren Street, at the Northeast corner of lot No. 257; thence along Orange Street, South seventy one degrees (71), fifteen minutes (15) East, seventy three (73) feet to a corner; thence South two degrees (02), fifty (50) minutes East, one hundred sixty four (164) feet to an alley; thence along said alley, North seventy one degrees (71), fifteen minutes (15) West, seventy three (73) feet to the Southeast corner of Lot No. 257; thence along said lot North two degrees (02), fifty minutes (50) West, one hundred sixty four (164) feet to the place of beginning.

SAME BEING Lot No. 258 in Michael's Addition to Berwick and said plot of lots duly recorded in 1902 in and for Columbia County at Bloomsburg, PA in Misc. Book No. 7, page 469. Under and subject to building restrictions as contained in former deeds in chain of title.

TAX PARCEL #04C-02-077

PROPERTY BEING KNOWN AS: 1118 Orange Street, Berwick, PA

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If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

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

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

GMAC MORTGAGE CORPORATION

Plaintiff

vs.

DONNIE G. SULT
KIMBERLY A. SULT
A/K/A KIM A. SULT

Defendant(s)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2005-CV-358-MF

: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:

Writ
2006 ED 19

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 described property below):

Premises: 1118 ORANGE STREET
BERWICK, PA 18603

(see attached legal description)

Amount Due	\$117,094.54
Additional Fees	\$4,017.00
Interest from 5/5/05	\$ _____
to sale date	
(per diem-\$19.25)	
Total	\$ _____

Plus Costs as endorsed.

Tamara B. Kline
Clerk *Bailey*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *12-13-06*
(Seal) *Prothonotary*
My Comm. Expires 2007

ALL THAT CERTAIN picce or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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PARCEL # 04C-02-077-00000

PROPERTY BEING KNOWN AS: 1118 ORANGE STREET, BERWICK, PA

TITLE TO SAID PREMISES IS VESTED IN Donnie g. Sult, Jr. and Kimberly A. Sult, husband and wife, by Deed from Samuel M. Romeo, Jr., dated 8-16-99 and recorded 8-23-99 in Mortgage Book 735, page 878.

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

GMAC MORTGAGE CORPORATION

Plaintiff

vs.

**DONNIE G. SULT
KIMBERLY A. SULT
A/K/A KIM A. SULT**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2005-CV-358-MF**

**: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:**

*Writ
2006 EP 19*

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 described property below):

Premises: 1118 ORANGE STREET
BERWICK, PA 18603

(see attached legal description)

Amount Due	\$117,094.54
Additional Fees	\$4,017.00
Interest from 5/5/05 to sale date (per diem-\$19.25)	\$ _____
Total	\$ _____

Plus Costs as endorsed.

Tami B. Rene
Clerk *Barbara D. Schutte*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *12-13-06*
(Seal)

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Plaintiff

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KIMBERLY A. SULT
A/K/A KIM A. SULT**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA**

: NO: 2005-CV-358-MF

**: PRAECIPE FOR WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)**

**: *Writ*
: *2006 ED 19***

TO THE OFFICE OF THE PROTHONOTARY:


Issue writ of execution in the above matter:

Amount Due
Additional Fees
Interest from 5/5/05
to sale date
(per diem - \$19.25)
Total

\$117,094.54

\$ 4,017.00

\$_____ and Costs



DANIEL G. SCHMIEG, ESQUIRE
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff

Note: Please attach description of property.

2006 FEB 10 AM 11:41

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Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

GMAC MORTGAGE CORPORATION

Plaintiff

vs.

DONNIE G. SULT
KIMBERLY A. SULT
A/K/A KIM A. SULT

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2005-CV-358-MF
:

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

GMAC MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **1118 ORANGE STREET, BERWICK, PA 18603**.

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

NAME

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

DONNIE G. SULT

1118 ORANGE STREET
BERWICK, PA 18603

KIMBERLY A. SULT
A/K/A KIM A. SULT

1118 ORANGE STREET
BERWICK, PA 18603

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

NAME

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

SAME AS ABOVE

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. Sec. 4904 relating to unsworn falsification to authorities.


DANIEL G. SCHMIEG, ESQUIRE

Date: 2/7/06

Phelan Hallinan & Schmieg, L.L.P.

By: DANIEL G. SCHMIEG

Identification No. 62205

ATTORNEY FOR PLAINTIFF

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

GMAC MORTGAGE CORPORATION

: COLUMBIA County

:

Plaintiff

: Court of Common Pleas

:

vs.

: CIVIL DIVISION

:

DONNIE G. SULT

: NO. 2005-CV-358-MF

KIMBERLY A. SULT

:

A/K/A KIM A. SULT

:

Defendant(s)

:

AFFIDAVIT PURSUANT TO RULE 3129.1

GMAC MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **1118 ORANGE STREET, BERWICK, PA 18603**.

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1118 ORANGE STREET
BERWICK, PA 18603

KIMBERLY A. SULT

1118 ORANGE STREET
BERWICK, PA 18603

A/K/A KIM A. SULT

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

PG ENERGY

1 PEI CENTER
WILKES BARRE, PA 18702

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

NAME

LAST KNOWN ADDRESS

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 the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
Bloomsburg, PA 17815**

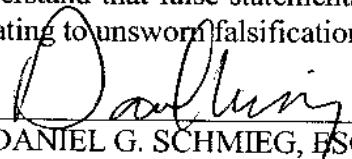
TENANT/OCCUPANT

**1118 ORANGE STREET
BERWICK, PA 18603**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: 2/7/06

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SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

GMAC MORTGAGE CORPORATION

DEFENDANT

DONNIE G. SULT

KIMBERLY A. SULT

A/K/A KIM A. SULT

COURT NO.: 2005-CV-358-ME

SERVE AT:

1118 ORANGE STREET

BERWICK, PA 18603

a)TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: _____

PLEASE POST THE HANDBILL.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 200_, at __ o'clock __ M., at _____, Commonwealth of Pennsylvania, in the manner described below:

___ Defendant personally served.

___ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

___ Adult in charge of Defendant's residence who refused to give name or relationship.

___ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

___ Agent or person in charge of Defendant's office or usual place of business.

___ _____ an officer of said Defendant's company.

___ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 200_, at ____ o'clock __ M., Defendant NOT FOUND because:

___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

I.DEPUTIZED SERVICE

Now, this__ day of ____, 200_, I, Sheriff of CLINTON County, Pennsylvania, do hereby deputize the Sheriff of __ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF

DANIEL G. SCHMIEG, ESQUIRE

I.D.#62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215)563-7000

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SAME BEING Lot No. 258 in Michael's Addition to Berwick and said plot of lots duly recorded in 1902 in and for Columbia County, at Bloomsburg, Pa., Misc. Book NO. 7, Page 469. Under and subject to building restrictions as contained in former deeds in chain of title.

PARCEL # 04C-02-077-00000

PROPERTY BEING KNOWN AS: 1118 ORANGE STREET, BERWICK, PA

TITLE TO SAID PREMISES IS VESTED IN Donnie g. Sult, Jr. and Kimberly A. Sult, husband and wife, by Deed from Samuel M. Romeo, Jr., dated 8-16-99 and recorded 8-23-99 in Mortgage Book 735, page 878.

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Copy

Phelan Hallinan & Schmieg, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Phone - (215) 563-7000
Main Fax - (215) 563-5534

Joseph Marshall
Ext. 1370

Representing Lenders in
Pennsylvania and New Jersey

February 9, 2006

Office of the Prothonotary
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

GMAC MORTGAGE CORPORATION

vs.

DONNIE G. SULT

KIMBERLY A. SULT A/K/A KIM A. SULT

COLUMBIA- No. 2005-CV-358-MF

Action in Mortgage Foreclosure

Premises: 1118 ORANGE STREET

BERWICK, PA 18603

FILED
PROTHONOTARY
2006 FEB 10 11:41
CLERK OF COURTS
COUNTY OF COLUMBIA, PA

Dear Sir/Madam:

Enclosed issue a Writ of Execution on the above property and transmit the appropriate documents to the Sheriff so that this matter can be placed on the Sheriff's list for the next available Sheriff's Sale.

Also, enclosed please find a check to your order in the amount of \$23.00 and a check to the Sheriff in the amount of \$1,350.00 for payment of fees and costs. Kindly send me your receipt and a time-stamped copy of the Praecipe for Writ in the enclosed self-addressed, stamped envelope provided.

Should you have any questions, please do not hesitate to contact me. Thank you for your assistance in this matter.

Very truly yours,

By: JHM
Joseph Marshall for
for PHELAN HALLINAN & SCHMIEG

jhm
Enclosures

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

COMMERCE BANK
PHILADELPHIA, PA 19146

3-180/360

CHECK NO
480930

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
02/07/2006	*****1,350.00

Valid after 180 days

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

Travis S. Hallinan

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

⑈480930⑈ ⑈036001808⑈36 150866 6⑈

SECURITY
MICROPRINT
VOID

Security Features on back

Check is on back

Phelan Hallinan & Schmieg, L.L.P.

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

GMAC MORTGAGE CORPORATION

Plaintiff

vs.

: Court of Common Pleas

: COLUMBIA County

: CIVIL DIVISION

: NO. 2005-CV-358-MF

Defendant(s)

A/K/A KIM A. SULT

KIMBERLY A. SULT

DONNIE G. SULT

GMAC MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 1118 ORANGE STREET, BERWICK, PA 18603.

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

NAME

LAST KNOWN ADDRESS (if address cannot be

reasonably ascertained, please so indicate)

DONNIE G. SULT

1118 ORANGE STREET
BERWICK, PA 18603

KIMBERLY A. SULT
A/K/A KIM A. SULT

1118 ORANGE STREET
BERWICK, PA 18603

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

NAME

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

SAME AS ABOVE

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. Sec. 4904 relating to unsworn falsification to authorities.

DANIEL G. SCHMIEG, ESQUIRE

Date: 2/7/06

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

GMAC MORTGAGE CORPORATION

: COLUMBIA County

Plaintiff

: Court of Common Pleas

vs.

: CIVIL DIVISION

: NO. 2005-CV-358-MF

DONNIE G. SULT

KIMBERLY A. SULT

A/K/A KIM A. SULT

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

GMAC MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **1118 ORANGE STREET, BERWICK, PA 18603**.

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

NAME

LAST KNOWN ADDRESS

DONNIE G. SULT

1118 ORANGE STREET

BERWICK, PA 18603

KIMBERLY A. SULT

1118 ORANGE STREET

BERWICK, PA 18603

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

PG ENERGY

1 PEI CENTER

WILKES BARRE, PA 18702

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

NAME

LAST KNOWN ADDRESS

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 the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT

1118 ORANGE STREET
BERWICK, PA 18603

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

P.O. BOX 2675
HARRISBURG, PA 17105

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

DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: 2/7/06

Phelan Hallinan & Schmieg, L.L.P.

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

GMAC MORTGAGE CORPORATION

: COLUMBIA County

: Court of Common Pleas

: CIVIL DIVISION

: NO. 2005-CV-358-MF

DONNIE G. SULT

KIMBERLY A. SULT

A/K/A KIM A. SULT

Defendant(s)

CERTIFICATION

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

() an FHA Mortgage

() non-owner occupied

() vacant

(X) Act 91 procedures have been fulfilled

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

DANIEL G. SCHMIEG, ESQUIRE

Attorney for Plaintiff

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

GMAC MORTGAGE CORPORATION
Plaintiff
: :
: Court of Common Pleas
: :
: CIVIL DIVISION
: :
: NO. 2005-CV-358-MF
: :
: :
: Defendant(s)

DONNIE G. SULT
KIMBERLY A. SULT
A/K/A KIM A. SULT

vs.

CERTIFICATION

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

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

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DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

WAIVER OF WATCHMAN – Any deputy sheriff levying upon or attaching any property under 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 o the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

(Attorney for Plaintiff(s)) (SEAL)

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

(Attorney for Plaintiff(s)) (SEAL)

HARRY A. ROADARMEL

COLUMBIA County, Pa.

Sheriff

Sir: — There will be placed in

your hands

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

follows: GMAC MORTGAGE CORPORATION vs DONNIE G. SULT
and KIMBERLY A. SULT A/K/A KIM A. SULT

The defendant will be found at 1118 ORANGE STREET,
BERWICK, PA 18603

Attorney for Plaintiff

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

See attached legal description.

Phelan Hallinan & Schmieg, L.L.P.

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

GMAC MORTGAGE CORPORATION

: COLUMBIA County

: Court of Common Pleas

: CIVIL DIVISION

: NO. 2005-CV-358-MF

DONNIE G. SULT

KIMBERLY A. SULT

A/K/A KIM A. SULT

Defendant(s)

:

:

:

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DANIEL G. SCHMIEG, ESQUIRE

Attorney for Plaintiff

Phelan Hallinan & Schmieg, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205

One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

GMAC MORTGAGE CORPORATION
Plaintiff

vs.
DONNIE G. SULT

KIMBERLY A. SULT
A/K/A KIM A. SULT

Defendant(s)

: COLUMBIA County
: Court of Common Pleas
: CIVIL DIVISION
: NO. 2005-CV-358-MF

**THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR
THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A
DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE
CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT
ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.**

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

2/7/06

KIMBERLY A. SULT

A/K/A KIM A. SULT

ORANGE STREET

BERWICK, PA 186031118

TO: DONNIE G. SULT

1118 ORANGE STREET

BERWICK, PA 186031118

Your house (real estate) at 1118 ORANGE STREET, BERWICK, PA 18603, is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of \$117,094.54 obtained by GMAC MORTGAGE CORPORATION (the mortgage) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: (215) 563-7000.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

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

ATTORNEY FOR PLAINTIFF

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (814) 272-9350.

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 the 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. 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 filing of the proposed schedule.

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

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

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 E. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760**

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PARCEL # 04C-02-077-00000
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