

SHERIFF'S SALE COST SHEET

MIERS vs. Thomas Donald & Melissa Post
 NO. 203-06 ED NO. 253-06 JD DATE/TIME OF SALE Feb. 28, 07 / 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>14.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>399.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>793.24</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1018.24</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>326.33</u>
TOTAL ***** \$ <u>326.33</u>		

MUNICIPAL FEES DUE:		
SEWER 20		\$ <u>103.53</u>
WATER 20		\$ _____
TOTAL ***** \$ <u>103.53</u>		

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

TOTAL COSTS (OPENING BID) \$ 4959.10

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

MEERS VS THOMAS David & Melba Est

NO. 203-06 ED NO. 253-06 JD

DATE/TIME OF SALE: Feb. 26, 2007 1000

BID PRICE (INCLUDES COST) \$ 4959.10

POUNDAGE - 2% OF BID \$ 99.18

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5058.28

PURCHASER(S): John Suck

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 5058.28

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 3558.28

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

UDREN LAW OFFICES, PC

PA ESCROW ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



America's Most Convenient Bank
1-800-YES-2000
3-180/360

84277

84277

NUMBER

Three Thousand Five hundred Fifty Eight dollars and Twenty Eight cents

PAY TO THE ORDER OF Sheriff of Columbia County

DATE

03/06/2007

AMOUNT

\$3,558.28

VOID AFTER 90 DAYS

For Sheriff Costs 06020213 Dewald/Vost

M. Dewald

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

⑈084277⑈ ⑈036001808⑈ 36 589745 3⑈



Security Features Included.

Details on back.

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620
856 . 669 . 5400
FAX: 856 . 669 . 5399

PENNSYLVANIA OFFICE
215-568-9500
215-568-1141 FAX

MARK J. UDREN*
STUART WINNEG**
GAYL SPIVAK ORLOFF***
HEIDI R. SPIVAK***
MARISA JOY MYERS***
LORRAINE DOYLE**
ALAN M. MINATO***
***ADMITTED NJ, PA, FL**
****ADMITTED PA**
*****ADMITTED NJ, PA**
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

March 6, 2007

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

RE: Mortgage Electronic Registration Systems, Inc.
vs.
Thomas A. Dewald
Melissa H. Yost
Property: 79 White Hall Road
(Madison Township)
Bloomsburg, PA 17815
Columbia County C.C.P. No.: 2006CV253
Sheriff's Sale Date: February 28, 2007


Dear Sir or Madam:

As attorney on the Writ, we are assigning the bid and requesting the **DEED** be recorded in the name of **Federal National Mortgage Association, 1900 Market Street, Suite 800, Philadelphia, PA 19103.**

Enclosed please find our check in the amount of \$3,558.28 payable to the Sheriff of Columbia County. This check represents payment of the sheriff settlement costs. Also enclosed please find two original Realty Transfer Tax Statement of Value forms.

Thank you in advance for your kind assistance in this matter and as always, if you have any questions please feel free to contact me.

Sincerely,



Anna A. Keyek
Legal Assistant

Enclosure



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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorded 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 Udren Law Offices, P.C.		Telephone Number: Area Code (856) 482-6900	
Street Address 111 Woodcrest Road, Suite 200	City Cherry Hill	State NJ	Zip Code 08003

B TRANSFER DATA

Grantor(s)/Lessor(s) Sheriff of Columbia County		Date of Acceptance of Document	
Street Address P.O. Box 380		Grantee(s)/Lessee(s) Federal National Mortgage Association	
City Bloomsburg	State PA	Zip Code 17815	Street Address 1900 Market Street, Suite 800
			City Philadelphia
			State PA
			Zip Code 19103

C PROPERTY LOCATION

Street Address 79 White Hall Road		City, Township, Borough Bloomsburg
County Columbia	School District Bloomsburg	Tax Parcel Number 21-12-009

D VALUATION DATA

1. Actual Cash Consideration \$4,959.10	2. Other Consideration + 0	3. Total Consideration = \$4,959.10
4. Country Assessed Value \$27,516.00	5. Common Level Ratio Factor x 3.47	6. Fair Market Value = \$95,480.52

E EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or Interstate succession (Name of Decedent) (Estate File Number)
- ☐ Transfer to Industrial Development Agency
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/share party agreement.)
- ☐ Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation, or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number **INSTR# 200501409**, Page Number **N/A**.
- ☒ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☒ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) **Transfer from the sheriff to a government agency, therefore tax exempt.**

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 <i>Anna C. Heyer</i>	Date 3/6/07
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

2. Article Number
(Transfer from service label)
7005 1160 0000 3415 1695

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

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

A. Signature *[Signature]*
B. Received by (Printed Name) *[Signature]*
C. Date of Delivery *[Signature]*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

PS Form 3811, February 2004

2. Article Number
(Transfer from service label)
7005 1160 0000 3415 1718

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

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

A. Signature *[Signature]*
B. Received by (Printed Name) *[Signature]*
C. Date of Delivery *[Signature]*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

PS Form 3811, February 2004

2. Article Number
(Transfer from service label)
7005 1160 0000 3415 1688

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

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

A. Signature *[Signature]*
B. Received by (Printed Name) *[Signature]*
C. Date of Delivery *[Signature]*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-154

2. Article Number
(Transfer from service label)

7005 1160 0000 3415 1701

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

1. Article Addressed to:

2. Article Number
(Transfer from service label)

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

A. Signature *[Signature]*
B. Received by (Printed Name) *[Signature]*
C. Date of Delivery *[Signature]*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

■ 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.

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620
856. 669. 5400
FAX: 856. 669. 5399

MARK J. UDREN*
STUART WINNEG**
GAYL SPIVAK ***
HEIDI R. SPIVAK***
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***ADMITTED NJ, PA
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

February 20, 2007

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

Re: Mortgage Electronic Registration Systems, Inc.
vs.
Thomas A. Dewald
Melissa H. Yost
Columbia County C.C.P. No. 2006CV253

Gentlemen:

In connection with the above captioned matter, enclosed for filing please find Affidavit of Service Pursuant to Rule 3129.

I have enclosed an extra copy to be time stamped and returned in the enclosed self-addressed stamped envelope.

Your assistance in this matter is greatly appreciated.

Sincerely yours,

Mark J. Udren, Esquire
UDREN LAW OFFICES, P.C.

/kab

Enclosures

cc: Columbia County Sheriff's Office
P.O. Box 380
Bloomsburg, PA 17815

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Mortgage Electronic
Registration Systems, Inc.
9990 Richmond
Houston, TX 77042
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

Thomas A. Dewald
Melissa H. Yost
79 White Hall Road
Bloomsburg, PA 17815
Defendant(s)

NO. 2006CV253

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P.RULE 3129.1

Plaintiff, by its/his/her Attorney, Mark J. Udren, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.

2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".

3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".

4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: February 20, 2007

UDREN LAW OFFICES, P.C.

BY:

Mark J. Udren, Esquire
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Mortgage Electronic Registration
Systems, Inc.
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.
Thomas A. Dewald
Melissa H. Yost
Defendant(s)

NO. 2006CV253

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

OWNER(S): Thomas A. Dewald & Melissa H. Yost

PROPERTY: 79 White Hall Road, (Madison Township), Bloomsburg, PA 17815

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the **Columbia** County Sheriff's Sale on **February 28, 2007**, at 10:00am, at the COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PA. Our records indicate that you may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.

A Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

EXHIBIT A

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
CHERRY HILL, NJ 08003

Name and Address Of Sender

☐ Registered
☐ Insured
☐ COD
☐ Certified

☐ Return Receipt for Merchandise
☐ Int'l Recorded Del.
☐ Express Mail

Check appropriate block for Registered Mail:
☐ With Postal Insurance
☐ Without postal insurance

Postmark and Date of Receipt

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.R. Fee	S.D. Fee	S.H. Fee	Rsl. Del. Fee	Remarks
1	DEWALD/ YOST	COLUMBIA CO TAX CLAIM BUREAU PO BOX 380, BLOOMSBURG, PA 17815											
2		DOMESTIC RELATIONS SECTION PO BOX 380, BLOOMSBURG, PA 17815											
3		COM OF PA, DEPT OF REV, BUR OF COMPLIANCE PO BOX 281230, HARRISBURG, PA 17128-1230											
4	06020213	TENANTS/OCCUPANTS 79 WHITE HALL ROAD (MADISON TWP), BLOOMSBURG, PA 17815											
5		MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. 9990 RICHMOND, HOUSTON, TX 77042											
6													
7													
8	COLUMBIA												
9													
10													
11	K. BLACK												
12													
13													
14													
15													
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		<p>The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual P900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.</p>								

EXHIBIT A

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) 784-4300

MORTGAGE ELECTRONIC REGISTRATION Docket # 203ED2006
SYSTEMS, INC.

VS

MORTGAGE FORECLOSURE

THOMAS A. DEWALD
MELISSA H. YOST

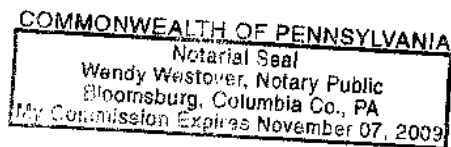
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JANUARY 02, 2007, AT 9:35 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON THOMAS DEWALD AT 79 WHITEHALL ROAD, BLOOMSBURG BY HANDING TO THOMAS DEWALD, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, JANUARY 02, 2007


NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF

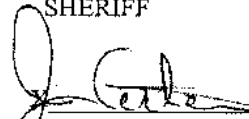

J. ARTER
DEPUTY SHERIFF

EXHIBIT B

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) 784-4300

MORTGAGE ELECTRONIC REGISTRATION Docket # 203ED2006
SYSTEMS, INC.

VS

MORTGAGE FORECLOSURE

THOMAS A. DEWALD
MELISSA H. YOST

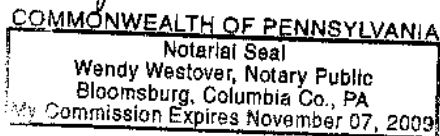
AFFIDAVIT OF SERVICE

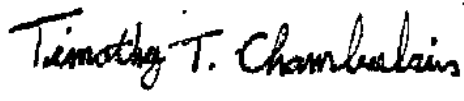
NOW, THIS TUESDAY, JANUARY 02, 2007, AT 9:35 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON MELISSA YOST AT 79 WHITEHALL ROAD, BLOOMSBURG BY HANDING TO MELISSA YOST, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, JANUARY 02, 2007


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF

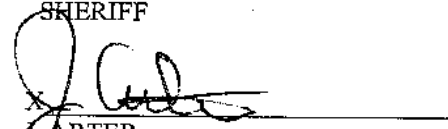

J. ARTER
DEPUTY SHERIFF

EXHIBIT B

County 024

PARCEL ID: 21-12-003-00.000

TAX YEAR: 2007

ALTERNATE ID:

Spec Flag

EFFECTIVE DATE: 03/01/2007

Year

Authority

Fund

Year	Authority	Tax	Rate	Amount	Rate	Amount	Rate	Amount
2005	PRIM	1,386.57	57.20	137.97	45.00	11.44		1,638.18
2006	PRIM	1,414.08	11.67	140.73	15.00	11.67		1,593.15
		2,800.65	68.87	278.70	60.00	23.11		3,231.33

Plus + 30.00

3,261.33

for March

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice February 7, 14, 21, 2007 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....
Sworn and subscribed to before me this 22ND day of February, 2007.....

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

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

.....

UDREN LAW OFFICES, P.C.
BY: Mark J. Udrén, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Mortgage Electronic Registration
Systems, Inc.
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.
Thomas A. Dewald
Melissa H. Yost
Defendant(s)

NO. 2006CV253

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

OWNER(S): Thomas A. Dewald & Melissa H. Yost

PROPERTY: 79 White Hall Road, (Madison Township), Bloomsburg, PA 17815

Improvements: RESIDENTIAL DWELLING

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EXHIBIT A

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
CHERRY HILL, NJ 08003

Name and Address of Sender

☐ Registered
☐ Insured
☐ COD
☐ Certified

☐ Return Receipt for Merchandise
☐ Int'l Recorded Del.
☐ Express Mail

Check appropriate block for Registered Mail:
☐ With Postal Insurance
☐ Without postal insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

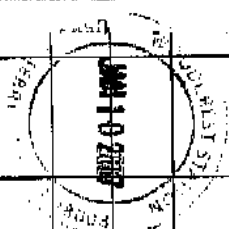
Due Sender if COD

R.R. Fee S.D. Fee

S.H. Fee Rsl. Del. Fee

Remarks

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act Value (if Regs.)	Insured Value	Due Sender if COD	R.R. Fee	S.D. Fee	S.H. Fee	Rsl. Del. Fee	Remarks
1	DEWALD/ YOST	COLUMBIA CO TAX CLAIM BUREAU PO BOX 380, BLOOMSBURG, PA 17815											
2		DOMESTIC RELATIONS SECTION PO BOX 380, BLOOMSBURG, PA 17815											
3		COM OF PA, DEPT OF REV, BUR OF COMPLIANCE PO BOX 281230, HARRISBURG, PA 17128-1230											
4	06020213	TENANTS/OCCUPANTS 78 WHITE HALL ROAD (MADISON TWP), BLOOMSBURG, PA 17815											
5		MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. 9990 RICHMOND, HOUSTON, TX 77042											
6													
7													
8	COLUMBIA												
9													
10													
11	K. BLACK												
12													
13													
14													
15													
Total number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)										
5		5	9/12										



The full declaration of value is required on all domestic and international registered mail. The maximum insurable value for the reconstruction of irreparable documents is \$50,000 per occurrence. The maximum insurable value on Express Mail insurances is \$500. The maximum insurable value is \$25,000 for registered mail sent with optional postal insurance. See Domestic Mail Manual 3800, 3813, and 3823 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.

PS Form 3877, February 1994

Form Must be Completed by Typewriter, Ink or Ball Point Pen

EXHIBIT A

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815
FAX: (717) 389-5625

PHONE
(717) 381-5023

24 HOUR PHONE
(717) 389-4206

MORTGAGE ELECTRONIC REGISTRATION Docket # 203ED2006
SYSTEMS, INC.

VS

MORTGAGE FORECLOSURE

THOMAS A. DEWALD
MELISSA H. YOST

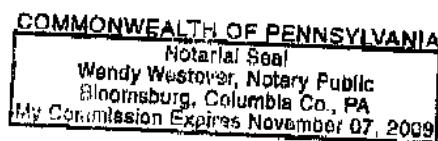
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JANUARY 02, 2007, AT 9:35 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON THOMAS DEWALD AT 79 WHITEHALL ROAD, BLOOMSBURG BY HANDING TO THOMAS DEWALD, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, JANUARY 02, 2007

NOTARY PUBLIC



X

TIMOTHY T. CHAMBERLAIN
SHERIFF

J. CARTER
DEPUTY SHERIFF**EXHIBIT B**

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA. 17815
FAX: (717) 389-5623

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-4230

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. Docket # 203ED2006

VS

MORTGAGE FORECLOSURE

THOMAS A. DEWALD
MELISSA H. YOST

AFFIDAVIT OF SERVICE

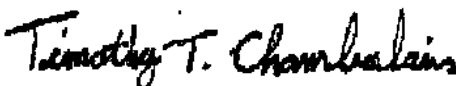
NOW, THIS TUESDAY, JANUARY 02, 2007, AT 9:35 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON MELISSA YOST AT 79 WHITEHALL ROAD, BLOOMSBURG BY HANDING TO MELISSA YOST, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, JANUARY 02, 2007


NOTARY PUBLIC

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


X
TIMOTHY T. CHAMBERLAIN
SHERIFF


J. ARTER
DEPUTY SHERIFF

EXHIBIT B

ATTN: Sheriff Chambers

570-389-5625

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620
856.669.5400
FAX: 856.669.5399

MARK J. UDREN*
STUART WINNEG**
GAYL SPIVAK ***
HEIDI R. SPIVAK***
MARISA JOY COHEN***
LORRAINE DOYLE**
ALAN M. MINATO***
***ADMITTED NJ, PA, NY**
****ADMITTED PA**
*****ADMITTED NJ, PA**
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

February 20, 2007

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

Re: Mortgage Electronic Registration Systems, Inc.
vs.
Thomas A. Dewald
Melissa H. Yost
Columbia County C.C.P. No. 2006CV253

Gentlemen:

In connection with the above captioned matter, enclosed for filing please find Affidavit of Service Pursuant to Rule 3129.

I have enclosed an extra copy to be time stamped and returned in the enclosed self-addressed stamped envelope.

Your assistance in this matter is greatly appreciated.

Sincerely yours,

Mark J. Udren, Esquire
UDREN LAW OFFICES, P.C.

/kab

Enclosures

cc: Columbia County Sheriff's Office
P.O. Box 380
Bloomsburg, PA 17815

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Mortgage Electronic
Registration Systems, Inc.
9990 Richmond
Houston, TX 77042
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

Thomas A. Dewald
Melissa H. Yost
79 White Hall Road
Bloomsburg, PA 17815
Defendant(s)

NO. 2006CV253

AFFIDAVIT OF SERVICE PURSUANT TO Pa.R.C.P. RULE 3129.1

Plaintiff, by its/his/her Attorney, Mark J. Udren, Esquire, hereby verifies that:

1. A copy of the Notice of Sheriff's Sale, a true and correct copy of which is attached hereto as Exhibit "A", was sent to every recorded lienholder and every other interested party known as of the date of the filing of the Praecipe for the Writ of Execution, on the date(s) appearing on the attached Certificates of Mailing.
2. A Notice of Sheriff's Sale was sent to Defendant(s) by regular mail and certified mail on the date appearing on the attached Return Receipt, which was signed for by Defendant(s) on the date specified on the said Return Receipt. Copies of the said Notice and Return Receipt are attached hereto as Exhibit "B".
3. If a Return Receipt is not attached hereto, then service was by personal service on the date specified on the attached Return of Service, attached hereto as Exhibit "B".
4. If service was by Order of Court, then proof of compliance with said Order is attached hereto as Exhibit "B".

All Notices were served within the time limits set forth by Pa Rule C.P. 3129.

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

Dated: February 20, 2007

UDREN LAW OFFICES, P.C.

BY:

Mark J. Udren, Esquire
Attorney for Plaintiff

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.

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

VS.

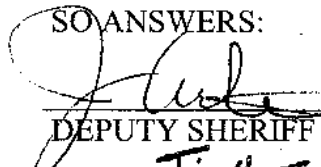
THOMAS DEWALD & MELISSA YOST

WRIT OF EXECUTION #203 OF 2006 ED

POSTING OF PROPERTY

January 22, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF THOMAS DEWALD & MELISSA YOST AT 79 WHITEHALL ROAD BLOOMSBURG
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 23RD DAY OF JANUARY 2007



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

MADISON TOWNSHIP SUPERVISORS

Post Office Box 620
136 Morehead Avenue, Millville, PA 17846
PHONE: 570-458-0224 Fax 570-458-~~5669~~ 6914
Email: ~~madsontwp@lehigh.net~~

madsontwp@Verizon.net

DATE: 2/16/07

ATTENTION OF: Sheriff Chamberlain

ORGANIZATION: Col. Co. Sheriff

FROM: Della Frey

TOTAL PAGES (Inc. This Page) 2

MESSAGE:

I have received notice there will be a Sheriff's sale on 2/28/07 on the Thomas Dewald & Melissa Yost property. I have attached the invoice for their sewer bill that is owed.

Thank you for any help you can give in collecting this money.

MADISON TOWNSHIP MUNICIPAL AUTHORITY
PO BOX 620
MILLVILLE, PA 17846
570-458-0224
570-458-6914 FAX

INVOICE

2/16/2007

THOMAS DEWALD (MELISSA YOST)
79 WHITEHALL ROAD
BLOOMSBURG, PA 17815

BALANCE DUE: \$103.53

DATE	QTR.	CHARGES	INTEREST	CREDITS	CK. NO.	BALANCE
1/1/2007	4th 2006	\$102.00				\$102.00
1/31/2007			\$1.53			\$103.53

DUE DATE: THIRTY DAYS FROM DATE OF BILL**INTEREST CHARGES: 1.5% PER MONTH WILL BE CHARGED ON OVERDUE BALANCES**

PAYMENTS MAY BE MADE WEEKLY, MONTHLY OR QUARTERLY BY MAIL OR BROUGHT TO
THE MADISON TOWNSHIP OFFICE AT THE MILLVILLE BOROUGH OFFICE, 136 MOREHEAD
AVE., MILLVILLE, TUESDAY, WEDNESDY AND THURSDAY 9AM TO 4 PM.

PLEASE MAKE CHECKS PAYABLE TO MADISON TOWNSHIP MUNICIPAL AUTHORITY (MTMA)

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

MORTGAGE ELECTRONIC REGISTRATION Docket # 203ED2006
SYSTEMS, INC.

VS

MORTGAGE FORECLOSURE

THOMAS A. DEWALD
MELISSA H. YOST

AFFIDAVIT OF SERVICE

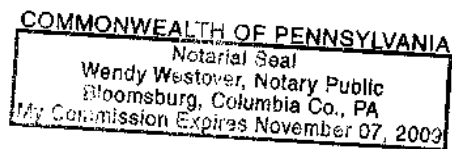
NOW, THIS TUESDAY, JANUARY 02, 2007, AT 9:35 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON THOMAS DEWALD AT 79 WHITEHALL ROAD, BLOOMSBURG BY
HANDING TO THOMAS DEWALD, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.


SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, JANUARY 02, 2007

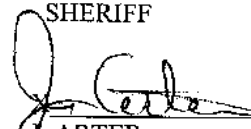


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF



J. ARTER
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) 784-4300

MORTGAGE ELECTRONIC REGISTRATION Docket # 203ED2006
SYSTEMS, INC.

VS

MORTGAGE FORECLOSURE


THOMAS A. DEWALD
MELISSA H. YOST

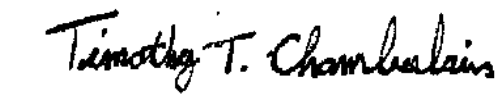
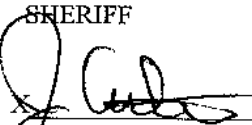
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JANUARY 02, 2007, AT 9:35 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON MELISSA YOST AT 79 WHITEHALL ROAD, BLOOMSBURG BY HANDING TO MELISSA YOST, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, JANUARY 02, 2007


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


X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X
J. CARTER
DEPUTY SHERIFF

COPY

TAX NOTICE 2006 SCHOOL REAL ESTATE
MADISON TWP

MAKE CHECKS PAYABLE TO:
MILDRED A. MOORE
37 WHITEHALL ROAD
BLOOMSBURG, PA 17815

HOURS MON 6:30PM - 8:30PM
JULY & AUG ONLY
ALL OTHER HOURS BY APPOINTMENT
PHONE 570-437-3229

M DEWALD THOMAS A
A MELISSA H YOST
I 79 WHITEHALL ROAD
L BLOOMSBURG PA 17815

T
O

FOR MILLVILLE SCHOOL DISTRICT				DATE 07/01/2006	BILL# 000180
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	27516	43.900	1183.79	1207.95	1328.75
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	1183.79	1328.75
			AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID ON OR BEFORE	OCT 31 IF PAID AFTER

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION		ACCT.
PARCEL 21 12 00900000		25513
79 WHITE HALL RD	4030.00	THIS TAX TURNED OVER TO COLLECTION JANUARY 1, 2007.
20050-1408	23486.00	
0.74 ACRES		

Original

Tax Notice 2006 County & Municipality
MADISON TWP

MAKE CHECKS PAYABLE TO:
MILDRED A MOORE
37 WHITEHALL ROAD
BLOOMSBURG, PA 17815

HOURS MONDAY EVENINGS :
6:30 PM TO 8:30 PM
OTHER TIMES BY APPOINTMENT
PHONE:570-437-3229

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

DEWALD THOMAS A
MELISSA H YOST
79 WHITEHALL ROAD
BLOOMSBURG PA 17815

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

FOR: COLUMBIA COUNTY				DATE 03/01/2006	BILL NO. 21641
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	27,516	5.646	152.25	155.36	170.90
SINKING		1.345	36.27	37.01	40.71
TWP RE		.5	13.48	13.76	14.45
The discount & penalty have been calculated for your convenience			202.00	206.13	226.06
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 21 -12 -009-00,000	
79 WHITE HALL RD	
.74 Acres	Land 4,030
	Buildings 23,486
Total Assessment	27,516

This tax returned to
courthouse on:
January 1, 2007

FILE COPY

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/28/2006

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 203ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT THOMAS A. DEWALD
MELISSA H. YOST

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
DELLA FRY-MADISON TOWNSHIP
136 MOOREHEAD AVE.
MILLVILLE

PAPERS TO SERVED

MORTGAGE FORECLOSURE - 1/5 & 1/22/07

SERVED UPON DELLA

RELATIONSHIP Sec. Treasurer IDENTIFICATION _____

DATE 1-3-7 TIME 1050 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 1-3-7

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:03-JAN-07

FEE:\$5.00

CERT. NO:2862

DEWALD THOMAS A
MELISSA H YOST
79 WHITEHALL ROAD
BLOOMSBURG PA 17815

DISTRICT: MADISON TWP
DEED 20050-1408
LOCATION: 79 WHITE HALL RD BLOOMSBURG
PARCEL: 21 -12 -009-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
					DUE
2005	PRIM	1,615.30	22.87	0.00	1,638.17
TOTAL DUE :					\$1,638.17

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March ,2007

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2005

REQUESTED BY:

Timothy T. Chamberlain, Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/28/2006

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 203ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT THOMAS A. DEWALD
MELISSA H. YOST

ATTORNEY FIRM UDREN LAW OFFICE

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

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 1-2-7 TIME 1620 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

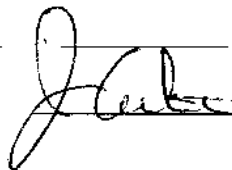
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 1-2-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/28/2006

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 203ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT THOMAS A. DEWALD
MELISSA H. YOST

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
THOMAS DEWALD	MORTGAGE FORECLOSURE
79 WHITEHALL ROAD	
BLOOMSBURG	

SERVED UPON Thomas

RELATIONSHIP DEB IDENTIFICATION _____

DATE 1-2-7 TIME 09:35 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

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

DEPUTY

J. C. C. C.

DATE 1-2-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/28/2006

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 203ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT THOMAS A. DEWALD

MELISSA H. YOST

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
MELISSA YOST	MORTGAGE FORECLOSURE
79 WHITEHALL ROAD	
BLOOMSBURG	

SERVED UPON MELISSA

RELATIONSHIP DEF IDENTIFICATION _____

DATE 1-2-7 TIME 0935 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

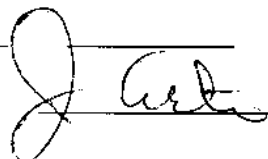
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 1-2-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/28/2006

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 203ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT THOMAS A. DEWALD

MELISSA H. YOST

ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
MILDRED MOORE-TAX COLLECTOR	MORTGAGE FORECLOSURE
37 WHITEHALL ROAD	
BLOOMSBURG	

SERVED UPON MILDRED

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 1-2-7 TIME 0930 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 1-2-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/28/2006

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 203ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT THOMAS A. DEWALD
MELISSA H. YOST

ATTORNEY FIRM UDREN LAW OFFICE

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

SERVED UPON Lester Lewis

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 1-2-7 TIME 0900 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

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

DEPUTY [Signature] DATE 1-2-7

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

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

I. Obligor information (To be completed by requestor)

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

NAME DATE OF BIRTH SOCIAL SECURITY#

Thomas A Dewald 10-17-68 266-39-8917

DATE: 1/2/07

REQUESTOR: Sherriff

Print Name

JD 253 JD 2006
Signature

II. Lien information (To be provided by DRS)

FAX# 8

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

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

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

Amount of Overdue Support

Next Due Date

Next Payment Amount

- 8
cred. + bal.

Date: 1-2-07

BY: Leslie H. Allen

TITLE: Cust sv.

REAL ESTATE OUTLINE

ED # 28506

DATE RECEIVED 12-16-07
DOCKET AND INDEX 12-16-07

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 1500.00 ✓ CK# 78241
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Feb. 25, 08 TIME 1000
POSTING DATE Jan. 21, 08
ADV. DATES FOR NEWSPAPER
1ST WEEK Feb. 11
2ND WEEK Feb. 18
3RD WEEK Feb. 25

SHERIFF'S SALE

WEDNESDAY FEBRUARY 28, 2007 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 203 OF 2006 ED AND CIVIL WRIT NO. 253 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 tract of land situate near the Village of Jerseytown, Madison Township, Columbia County, Pennsylvania, bounded and described more fully as follows, to-wit: BEGINNING at an iron pin on the western side of the state highway leading from White Hall to Jerseytown; thence along a twenty-foot wide driveway, of which this was formerly a part, South 48 degrees West, 48 feet to an iron pin; thence South 43 degrees East, 100 feet to an iron pin; thence South 48 degrees West, 85 feet to an iron pin, corner of lands of which this was formerly a part; thence along same, South 43 degrees 20 minutes East, 219 feet to a PP&L pole corner of same lands; thence North 48 degrees East, 133 feet to an iron pin on the western side of said state highway; thence along same, North 43 degrees 10 minutes West, 319 feet to the iron pin on the western side of said state highway at the corner of said 20-foot driveway.

CONTAINING seventy-four one-hundredths (.74) acres and as further shown by a draft made by Howard Fetterolf, R.E., from a survey made by him on May 27, 1952. Whereon is erected a two-story frame dwelling house and wagon shed.

Parcel Identification Number 21-12-009

BEING KNOWN AS: 79 White Hall Road (Madison Township), Bloomsburg, PA 17815

PROPERTY ID NO.: 21-12-009

TITLE TO SAID PREMISES IS VESTED IN THOMAS A. DEWALD, INDIVIDUALLY, AND MELISSA H. YOST, INDIVIDUALLY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM MARGARET F. DEWALD DATED 1/31/05 RECORDED 2/10/05 INSTRUMENT NO.: 2005-01408.

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
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

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

SHERIFF'S SALE

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Plaintiff's Attorney
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

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

UDREN LAW OFFICES, P.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Mortgage Electronic
Registration Systems, Inc.
Plaintiff

v.

Thomas A. Dewald
Melissa H. Yost
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2006CV253

2006-ED-203

WRIT OF EXECUTION

TO THE SHERIFF OF Columbia COUNTY:

To satisfy the judgment, interest and costs in the above
matter, you are directed to levy upon and sell the following
described property:

79 White Hall Road (Madison Township) Bloomsburg, PA 17815
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$114,121.86

Interest From December 28, 2006
to Date of Sale _____

Ongoing Per Diem of \$21.56
to actual date of sale including if sale is
held at a later date

(Costs to be added)

\$ _____

Prothonotary

By Vanni B. Kuri

Clerk

Date December 28, 2006

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ATTORNEY FOR PLAINTIFF

Mortgage Electronic
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UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren Esquire

ATTY I.D. NO.04302

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

Mortgage Electronic
Registration Systems, Inc.
Plaintiff

v.

Thomas A. Dewald
Melissa H. Yost
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2006CV253

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

- I. The judgment entered in the above matter is based on an Action:
- ☐ A. In Assumpsit (Contract)
 - ☐ B. In Trespass (Accident)
 - ☒ C. In Mortgage Foreclosure
 - ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.
- II. The Defendant(s) own the property being exposed to sale as:
- ☐ A. An individual
 - ☐ B. Tenants by Entireties
 - ☒ C. Joint Tenants with right of survivorship
 - ☐ D. A partnership
 - ☐ E. Tenants in Common
 - ☐ F. A corporation
- III. The Defendant(s) is (are):
- ☒ A. Resident in the Commonwealth of Pennsylvania
 - ☐ B. Not resident in the Commonwealth of Pennsylvania
 - ☐ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.
Resident:

Mark J. Udren, ESQUIRE
Address & I.D. # as above

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

Mortgage Electronic
Registration Systems, Inc.
Plaintiff

v.

Thomas A. Dewald
Melissa H. Yost
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2006CV253

C E R T I F I C A T E

Mark J. Udren, 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 insured mortgage
- () Non-owner occupied
- () Vacant
- (X) Act 91 procedures have been fulfilled.
- () Over 24 months delinquent.

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

UDREN LAW OFFICES, P.C.

Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren, Esquire

ATTY I.D. NO. 04302

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

Mortgage Electronic
Registration Systems, Inc.

Plaintiff

v.

Thomas A. Dewald

Melissa H. Yost

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2006CV253

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UDREN LAW OFFICES, P.C.

Mark J. Udren, ESQUIRE
ATTORNEY FOR PLAINTIFF

BY: Mark J. Udren Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

Mortgage Electronic
Registration Systems, Inc.
Plaintiff

v.

Thomas A. Dewald
Melissa H. Yost
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2006CV253

AFFIDAVIT PURSUANT TO RULE 3129.1

Mortgage Electronic Registration Systems, Inc., Plaintiff in the above action, by its attorney, Mark J. Udren, 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:
79 White Hall Road (Madison Township) Bloomsburg, PA 17815

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

Name

Address

Thomas A. Dewald

79 White Hall Road
Bloomsburg, PA 17815

Melissa H. Yost

79 White Hall Road
Bloomsburg, PA 17815

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

Name

Address

SAME AS #1 ABOVE

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

Name

Address

None

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

Name

Address

Mortgage Electronic
Registration Systems, Inc.

9990 Richmond
Houston, TX 77042

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

Name	Address
------	---------

None

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

Name	Address
------	---------

Columbia County Tax Claim	PO Box 380, Bloomsburg, PA 17815
---------------------------	----------------------------------

Domestic Relations Section	PO Box 380, Bloomsburg, PA 17815
----------------------------	----------------------------------

Commonwealth of PA, Department of Revenue	Bureau of Compliance, PO Box 281230 Harrisburg, PA 17128-1230
--	--

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:

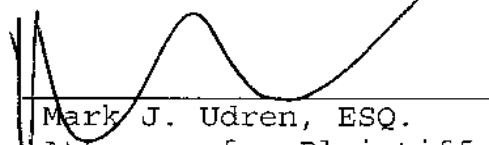
Name	Address
------	---------

Tenants/Occupants	79 White Hall Road (Madison Township) Bloomsburg, PA 17815
-------------------	--

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.

UDREN LAW OFFICES, P.C.

DATED: December 27, 2006



Mark J. Udren, ESQ.
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
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856-669-5400

ATTORNEY FOR PLAINTIFF

Mortgage Electronic
Registration Systems, Inc.
Plaintiff
v.

Thomas A. Dewald
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COURT OF COMMON PLEAS
CIVIL DIVISION
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MORTGAGE FORECLOSURE

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Name Address

Mortgage Electronic 9990 Richmond
Registration Systems, Inc. Houston, TX 77042

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

Name

Address

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:

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Address

Columbia County Tax Claim PO Box 380, Bloomsburg, PA 17815

Domestic Relations Section PO Box 380, Bloomsburg, PA 17815

Commonwealth of PA, Bureau of Compliance, PO Box 281230
Department of Revenue Harrisburg, PA 17128-1230

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:

Name

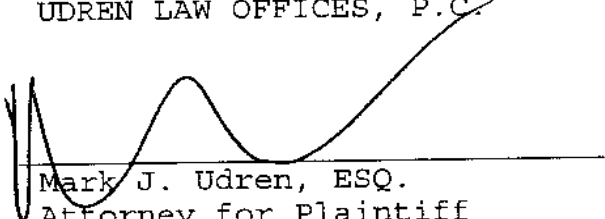
Address

Tenants/Occupants 79 White Hall Road
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Bloomsburg, PA 17815

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DATED: December 27, 2006



Mark J. Udren, ESQ.
Attorney for Plaintiff

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COURT OF COMMON PLEAS
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Columbia County

MORTGAGE FORECLOSURE

NO. 2006CV253

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Thomas A. Dewald
79 White Hall Road
Bloomsburg, PA 17815

Your house (real estate) at 79 White Hall Road (Madison Township) Bloomsburg, PA 17815 is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$114,121.86, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

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 payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
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.)

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 856-669-5400.

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 856-669-5400.

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 schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. 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 Schedule of Distribution is filed.

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

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

LAWYER REFERRAL SERVICE
Susquehanna Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
Susquehanna Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

ALL that certain piece, parcel and tract of land situate near the Village of Jerseytown, Madison Township, Columbia County, Pennsylvania, bounded and described more fully as follows, to-wit:

BEGINNING at an iron pin on the western side of the state highway leading from White Hall to Jerseytown; thence along a twenty-foot wide driveway, of which this was formerly a part, South 48 degrees West, 48 feet to an iron pin; thence South 43 degrees East, 100 feet to an iron pin; thence South 48 degrees West, 85 feet to an iron pin, corner of lands of which this was formerly a part; thence along same, South 43 degrees 20 minutes East, 219 feet to a PP&L pole corner of same lands; thence North 48 degrees East, 133 feet to an iron pin on the western side of said state highway; thence along same, North 43 degrees 10 minutes West, 319 feet to the iron pin on the western side of said state highway at the corner of said 20-foot driveway.

CONTAINING seventy-four one-hundredths (.74) acres and as further shown by a draft made by Howard Fetterolf, R.E., from a survey made by him on May 27, 1952. Whereon is erected a two-story frame dwelling house and wagon shed.

Parcel Identification Number 21-12-009.

BEING KNOWN AS: 79 White Hall Road (Madison Township)
Bloomsburg, PA 17815

PROPERTY ID NO.: 21-12-009

TITLE TO SAID PREMISES IS VESTED IN THOMAS A. DEWALD, INDIVIDUALLY, AND MELISSA H. YOST, INDIVIDUALLY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM MARGARET F. DEWALD DATED 1/31/05 RECORDED 2/10/05 INSTRUMENT NO.: 2005-01408.

ALL that certain piece, parcel and tract of land situate near the Village of Jerseytown, Madison Township, Columbia County, Pennsylvania, bounded and described more fully as follows, to-wit:

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UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620

856 . 669-5400

FAX: 856 . 669-5399

PENNSYLVANIA OFFICE

215-568-9500

215-568-1141 FAX

MARK J. UDREN*
STUART WINNEG**
GAYL SPIVAK ORLOFF***
HEIDI R. SPIVAK***
MARISA JOY MYERS***
LORRAINE DOYLE**
ALAN M. MINATO***
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*ADMITTED NJ, PA, FL
**ADMITTED PA
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TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

December 27, 2006

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: Mortgage Electronic Registration Systems, Inc.
vs.
Thomas A. Dewald
Melissa H. Yost
Columbia County C.C.P. No. 2006CV253

Dear Sir:

Please serve the Defendant(s), Thomas A. Dewald and Melissa H. Yost
at 79 White Hall Road Bloomsburg, PA 17815.

Please then, POST the property with the Handbill at 79 White Hall
Road (Madison Township) Bloomsburg, PA 17815.

UDREN LAW OFFICES, P.C.

Mark J. Udren, Esquire
Attorney for Plaintiff

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD

SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620

856 . 669-5400

FAX: 856 . 669-5399

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Columbia County Courthouse
P.O. Box 380
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vs.
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UDREN LAW OFFICES, P.C.

Mark J. Udren, Esquire
Attorney for Plaintiff

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

UDREN LAW OFFICES, PC
PA ESCROW ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



America's Most Convenient Bank®
1-800-YES-2000
3-180/360

78241

NUMBER

AMOUNT

DATE

One Thousand Five hundred dollars and Zero cents

\$1,500.00

12/26/2006

PAY
TO THE
ORDER
OF

Sheriff of Columbia County

VOID AFTER 90 DAYS

For Sheriff Sale Deposit 06020213 Dewald

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

⑈078241⑈ ⑆036001808⑆ 36 589745 3⑈