

SHERIFF'S SALE COST SHEET

MPRS VS. Guy & Shana Slusser
 NO. 27-06 ED NO. 1397-05 JD DATE/TIME OF SALE May 24, 06 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>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>397.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>718.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>943.00</u>	

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

REAL ESTATE TAXES:			
BORO, TWP & COUNTY 20		\$ <u>293.49</u>	
SCHOOL DIST.	20	\$	
DELINQUENT	20	\$ <u>5.00</u>	
TOTAL ***** \$ <u>298.49</u>			

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

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

TOTAL COSTS (OPENING BID) \$ 1810.49

TOTAL DUE IN 8 DAYS \$ 496.70

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

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.

VS.

SHANA M. SLUSSER A/K/A
SHANA TELESKY

GUY F. SLUSSER

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2005-CV-1397 Term 2005

2006-ED-27

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of _____

TO THE SHERIFF OF _____ COLUMBIA _____ COUNTY, PENNSYLVANIA:

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

PREMISES: 15 EVANS LANE , ORANGEVILLE, PA 17859
(See Legal Description attached)

Amount Due	<u>\$149,333.82</u>
Additional Fees and Costs	<u>\$ 1,680.00</u>
Interest from 12/29/05 to Sale at \$24.55per diem	<u>\$.....</u> and costs.

Dated 2-12-06
(SEAL)

Toni B. Gine/ERB
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Orange, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point 348 feet, more or less, west of the middle of the highway leading from Orangeville to Rohrsburg, said point being on the southern line of land retained by the Grantors herein; thence North 51 degrees East 180 feet, more or less, to a point on line of land retained by the Grantors herein; thence in a generally southern direction 195 feet, more or less, to a point in Fishingcreek; thence along said Fishingcreek, South 47 degrees 30 minutes West 180 feet, more or less, to a point in said Fishingcreek; thence in a generally northern direction 195 feet, more or less, to a point on line of land retained by the Grantors herein, the place of BEGINNING. Said land being shown on draft of W.H. Eyer, dated August 6, 1924.

UNDER AND SUBJECT TO RESTRICTIONS AS CONTAINED IN COLUMBIA COUNTY RECORD BOOK 355, PAGE 502.

ALSO UNDER AND SUBJECT TO A GRANT OF EASEMENT AND RIGHT-OF-WAY AS SET FORTH IN COLUMBIA COUNTY RECORD BOOK 462, PAGE 76.

TITLE TO SAID PREMISES IS VESTED IN Shana M. Slusser and Guy F. Slusser, h/w, by Deed from joanne m. long, single woman, dated 6-14-04, recorded 7-13-04 in Deed Book 20040, page 7868

Premises being: 15 EVANS LANE , ORANGEVILLE, PA 17859

Parcel No. 27 07 030 02 000

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
8201 GREENBURG DRIVE, SUITE 350
MCLEAN, VA 22102**

Plaintiff,

v.

**SHANA M. SLUSSER
AKA SHANA TELESKY
313 EAST STREET
BLOOMSBURG, PA 17815**

**GUY F. SLUSSER
22 GOLF COURSE ROAD
BERWICK, PA 18603**

Defendant(s).

**COLUMBIA COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 2005-CV-1397

2006-ED-27

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQUIRE, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **15 EVANS LANE , ORANGEVILLE, PA 17859.**

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

NAME

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

**SHANA M. SLUSSER
AKA SHANA TELESKY**

**313 EAST STREET
BLOOMSBURG, PA 17815**

GUY F. SLUSSER

**22 GOLF COURSE ROAD
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

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

NAME

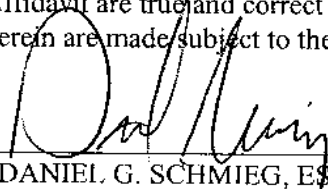
LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

None

4. Name and address of the last recorded holder of every mortgage of record:
- | | |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| None | |
5. Name and address of every other person who has any record lien on the property:
- | | |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| None | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | | |
|------|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| None | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | | |
|---|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| TENANT/OCCUPANT | 15 EVANS LANE
ORANGEVILLE, PA 17859 |
| DOMESTIC RELATIONS
OF COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF
PENNSYLVANIA
DEPARTMENT OF
WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

February 16, 2006
Date



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Orange, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point 348 feet, more or less, west of the middle of the highway leading from Orangeville to Rohrsburg, said point being on the southern line of land retained by the Grantors herein; thence North 51 degrees East 180 feet, more or less, to a point on line of land retained by the Grantors herein; thence in a generally southern direction 195 feet, more or less, to a point in Fishingcreek; thence along said Fishingcreek, South 47 degrees 30 minutes West 180 feet, more or less, to a point in said Fishingcreek; thence in a generally northern direction 195 feet, more or less, to a point on line of land retained by the Grantors herein, the place of BEGINNING. Said land being shown on draft of W.H. Eyer, dated August 6, 1924.

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Premises being: 15 EVANS LANE , ORANGEVILLE, PA 17859

Parcel No. 27 07 030 02 000

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

Article Addressed to:

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

Article Number

(Transfer from service label)

3 Form 3811, February 2004

7003 0500 0001 9056 0682

Domestic Return Receipt

PS Form 3811, February 2004

(Transfer from service label)

Domestic Return Receipt

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

1. Article Addressed to:

- 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.

SENDER: COMPLETE THIS SECTION

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

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:

- 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.

SENDER: COMPLETE THIS SECTION

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

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

1. Article Addressed to:

- 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.

SENDER: COMPLETE THIS SECTION

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

Commonwealth of PA
PO Box 2875
Harrisburg, PA 17105

- 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:

Agent

Address

Date of Delivery

Yes

No

Yes

No

Yes

No

Yes

No

Yes

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Yes

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Agent

Address

Date of Delivery

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Agent

Address

Date of Delivery

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PHELAN HALLINAN, SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
8201 GREENBURG DRIVE, SUITE 350
MCLEAN, VA 22102**

Plaintiff,

v.

**SHANA M. SLUSSER
AKA SHANA TELESKY
313 EAST STREET
BLOOMSBURG, PA 17815**

**GUY F. SLUSSER
22 GOLF COURSE ROAD
BERWICK, PA 18603**

Defendant(s)

**COLUMBIA COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 2005-CV-1397

2006-ED-27

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: SHANA M. SLUSSER AKA SHANA TELESKY
GUY F. SLUSSER
313 EAST STREET
BLOOMSBURG, PA 17815**

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **15 EVANS LANE, ORANGEVILLE, PA 17859** is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$149,333.82 obtained by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The Sale will be cancelled if you pay to the Mortgagee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

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

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Orange, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point 348 feet, more or less, west of the middle of the highway leading from Orangeville to Rohrsburg, said point being on the southern line of land retained by the Grantors herein; thence North 51 degrees East 180 feet, more or less, to a point on line of land retained by the Grantors herein; thence in a generally southern direction 195 feet, more or less, to a point in Fishingcreek; thence along said Fishingcreek, South 47 degrees 30 minutes West 180 feet, more or less, to a point in said Fishingcreek; thence in a generally northern direction 195 feet, more or less, to a point on line of land retained by the Grantors herein, the place of BEGINNING. Said land being shown on draft of W.H. Eyer, dated August 6, 1924.

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Premises being: 15 EVANS LANE , ORANGEVILLE, PA 17859

Parcel No. 27 07 030 02 000

PHELAN HALLINAN & SCHMIEG, LLP

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

215-563-7000

Fax: 215-563-7009

Nora Ferrer
Legal Assistant, Ext. 1477

Representing Lenders in
Pennsylvania and New Jersey

May 24, 2006

Office of the Sheriff
Columbia County Courthouse
5 West Main Street
Bloomsburg, PA 17815

Re: Slusser Shana & Guy
15 Evans Lane
Orangeville, PA 17859
No: 2005-CV-1397

Dear Sir or Madam:

I hereby assign my bid on the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ" to **FANNIE MAE**, 1900 Market Street, Suite 800, Philadelphia, PA 19103.

Please fax a copy of the Sheriff's cost sheet to 215-567-0072, If no funds are due record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Nora Ferrer

Enclosure

cc: Countrywide Home Loans, Inc.

Account No. 56863141

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 Recorders 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	Telephone Number:		
Daniel G. Schmieg, Esquire	Suite 1400	Area Code (215) 563-7000	
Street Address	City	State	Zip Code
One Penn Center at Suburban Station 1617 JFK Blvd.	Philadelphia	PA	19103

B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document		
Harry A. Roadarmel, Jr. - Sheriff Columbia County Courthouse	FANNIE MAE		
Street Address	Street Address		
P.O. Box 380, 35 W. Main St.	1900 Market Street, Suite 800		
City	State	Zip Code	City
Bloomsburg	PA	17815	Philadelphia
			State
			Zip Code
			19103

C PROPERTY LOCATION

Street Address	City, Township, Borough	
15 Evans Lane, Orangeville, PA 17859	Orange County	
County	School District	Tax Parcel Number
COLUMBIA	Orange	27-07-030-02

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$1,801.49	+ -0-	= \$1,801.49
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$34,565.00	x 3.26	= \$112,681.90

E EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
(Name of Decedant) (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/straw party agreement.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Instrument #200407869.
- ☐ 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.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Other (Please explain exemption claimed, if other than listed above. Transfer to FANNIE MAE. "This Transfer is an

exempt transaction based on 72 P.S. Sect. 8102-C.3.(2) and 12 U.S.C. Sect. 1723a (c) (2)

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

Daniel G. Schmieg, Esquire

Date:

5/24/66

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

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 19148

3-180/360

CHECK NO
507658

JMO 05/25/2006

DATE	AMOUNT
05/25/2006	*****496.70

Void after 180 days

Pay FOUR HUNDRED NINETY SIX AND 70/100 DOLLARS

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

Francis S. Hallinan

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

⑈507658⑈ ⑆036001808⑆36 150866 6⑈

123484

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

MERS vs Guy & Shang Slusser
NO. 27-06 ED NO. 1397-05 JD

DATE/TIME OF SALE: 5-24-06 1000

BID PRICE (INCLUDES COST) \$ 1810.49

POUNDAGE - 2% OF BID \$ 36.21

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1846.70

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hallinan + Schmieg
Tammy L Mull

TOTAL DUE: \$ 1846.70

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 496.70

PHELAN HALLINAN & SCHMIEG, L.L.P.

One Penn Center at Suburban Station

1617 John F. Kennedy Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax 215-563-7009

Genevieve.Mautz@fedpne.com

Genevieve Mautz
Legal Assistant, Ext. 1409

Representing Lenders in
Pennsylvania and New Jersey

April 25, 2006

Via Telefax**Memorandum**

To: Office of the Sheriff
Columbia County

Attn: Real Estate Dept.

Re: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
v. SHANA M. SLUSSER and GUY F. SLUSSER
No. 2005-CV-1397
Premises: 15 EVANS LANE, ORANGEVILLE, PA 17859

Dear Sir or Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for 4/26/06. Please relist the property for the 5/24/06 sale.

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

Very truly yours,

Genevieve Mautz

Genevieve Mautz

Cc: SHANA M. SLUSSER
GUY F. SLUSSER

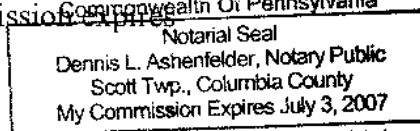
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brandon R. Eyerly, Publisher, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice 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



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.

27
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: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
V. SHANA M. SLUSSER A/K/A SHANA TELESKY and GUY F. SLUSSER
COLUMBIA COUNTY, NO. 2005-CV-1397

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

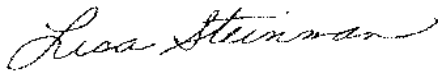
Enclosed please find the following:

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.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

) CIVIL ACTION

vs.

SHANA M. SLUSSER A/K/A

SHANA TELESKY

GUY F. SLUSSER

)

)

CIVIL DIVISION

NO. 2005-CV-1397

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** 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 of Sender

PHILAN HALLINAN & SCHMIEG, LLP
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103-1814

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	*****	TENANT/OCCUPANT 15 EVANS LANE ORANGEVILLE, PA 17859	
2	*****	DOMESTIC RELATIONS OF OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815	
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15		MASTER, HENRY <i>SUSSEX, SHIRAZ</i> <i>PJT/SKB</i>	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)



UNITED STATES POSTAGE
02 1A
0004309825
\$ 00.95
MAR 01 2006
MAILED FROM ZIP CODE 19103

TEAM 3
SKB

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.

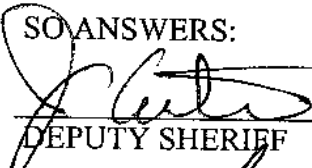
SHANA & GUY SLUSSER

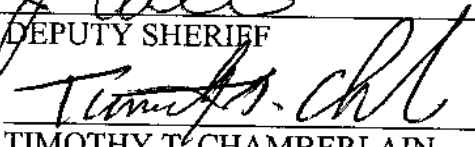
WRIT OF EXECUTION #27 OF 2006 ED

POSTING OF PROPERTY

March 22, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF SHANA & GUY SLUSSER AT 15 EVANS LANE ORANGEVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA
COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.


SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 22ND DAY OF MARCH 2006


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

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 SYSTEMS, INC. Docket # 27ED2006

VS

MORTGAGE FORECLOSURE

SHANA M. SLUSSER A/K/A SHANA
TELESKY
GUY F. SLUSSER

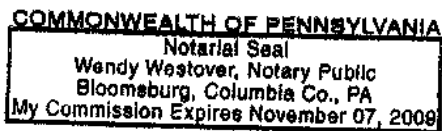
AFFIDAVIT OF SERVICE

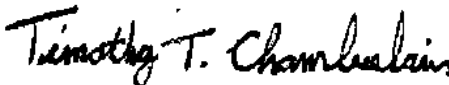
NOW, THIS TUESDAY, FEBRUARY 28, 2006, AT 4:50 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON GUY SLUSSER AT 22 GOLF COURSE ROAD, BERWICK BY HANDING TO GUY SLUSSER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, MARCH 01, 2006


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
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) 764-8300

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. Docket # 27ED2006

VS

MORTGAGE FORECLOSURE

SHANA M. SLUSSER A/K/A SHANA
TELESKY
GUY F. SLUSSER

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, MARCH 08, 2006, AT 5:26 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON SHANA SLUSSER AT COLUMBIA COUNTY SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO SHANA SLUSSER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

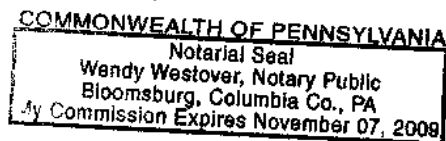
SO ANSWERS,

Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, MARCH 09, 2006

Wendy Westover
NOTARY PUBLIC



W. Beitz
W. BEITZ
DEPUTY SHERIFF

Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-563-7000

Fax: 215-563-7009

Genevieve.Mautz@fedphe.com

2-7-06
Genevieve Mautz
Legal Assistant, Ext. 1409

Representing Lenders in
Pennsylvania and New Jersey

March 15, 2006

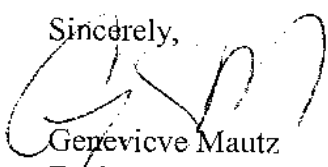
Office of the Sheriff
Columbia County Courthouse
RE: Notice of Sheriff's Sale

Dear Sir/Madam:

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: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

skb
COLUMBIA County
No 2005-CV-1397

Defendant(s): SHANA M. SLUSSER AKA SHANA TELESKY
GUY F. SLUSSER

Our File#123484
Type of Action
- Notice of Sheriff's Sale

Address: 22 GOLF COURSE ROAD
BERWICK, PA 18603

Sale Date: April 26, 2006

PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES

SERVED

Served and made known to Guy F. Slusser, Defendant, on the 7th day of March,
2006 at 6:50 o'clock P.m., at 22 Golf course rd, 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 30-40 Height 5'9" Weight 140 Race W Sex M 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

NOT SERVED

State of New Jersey
PATRICIA E. HARRIS
On the _____ day of _____, 200__, at _____ o'clock __.m., Defendant **NOT FOUND** because:
Commission Expires June 16, 2008

____ Moved ____ Unknown ____ No Answer ____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200__.

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

AFFIDAVIT OF SERVICE

Plaintiff: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

skb
COLUMBIA County
No 2005-CV-1397

Defendant(s): SHANA M. SLUSSER A/K/A SHANA TELESKY
GUY F. SLUSSER

Our File#123484
Type of Action
- Notice of Sheriff's Sale

Address: 313 EAST STREET
BLOOMSBURG, PA 17815

Sale Date: April 26, 2006

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

SERVED

Served and made known to Shana M. Slusser, Defendant, on the 7th day of March,
2006, at 5:15 o'clock P.m., at 313 East St. Bloomsburg PA, Commonwealth of PA, 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)'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 25-35 Height 5'8" Weight 125-135 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

NOT SERVED

On the PATRICIA E. HARRIS day of June, 2008, at _____ o'clock _____m., Defendant **NOT FOUND** because:
Commission Expires June 16, 2008

____ Moved _____ Unknown _____ No Answer _____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200 .

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

Bob Edwards = BROUGHT IN
 HE SAID YOU MIGHT KNOW THE
 NEW ADDRESS

Tax Notice 2006 County & Municipality

ORANGE TWP

MAKE CHECKS PAYABLE TO:

Robert Edwards
 239 STONEY BROOK RD
 Orangeville PA 17859

HOURS: APRIL 17, 18, 20, 24, 25, 26, 27, 29

MON & TUES & THURS: 6PM TO 8PM

WED & SATURDAY: 1PM TO 3PM

PHONE: 570-683-5181

FOR: COLUMBIA COUNTY

DATE
 03/01/2006

BILL NO.
 26486

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL SINKING TWP RE	34,565	5.646 1.345 1.5	191.25 45.56 50.81	195.15 46.49 51.85	214.67 51.14 57.04
The discount & penalty have been calculated for your convenience			287.62	293.49	322.85
PAY THIS AMOUNT			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

SLUSSER GUY F & SHANA M
 1845 MAIN STREET
 BLOOMSBURG PA 17815

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	10 %
PARCEL: 27 -07 -030-02,000	
15 EVANS LN	
8058 Acres	
Land	5,265
Buildings	29,300
Total Assessment	34,565

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

FILE COPY

This tax returned to
 courthouse on:
 January 1, 2007

REAL ESTATE OUTLINE

ED # 27-06

DATE RECEIVED 2-22-06

DOCKET AND INDEX 2-22-06

SET FILE FOLDER UP 2-23-06

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# 483146

****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. 27 OF 2006 ED AND CIVIL WRIT NO. 1397 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 Township of Orange, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point 348 feet, more or less, west of the middle of the highway leading from Orangeville to Rohrsburg, said point being on the southern line of land retained by the Grantors herein; thence North 51 degrees East 180 feet, more or less, to a point on line of land retained by the Grantors herein; thence in a generally southern direction 195 feet, more or less, to a point in Fishingcreek; thence along said Fishingcreek, South 47 degrees 30 minutes West 180 feet, more or less, to a point in said Fishingcreek; thence in a generally northern direction 195 feet, more or less, to a point on line of land retained by the Grantors herein, the place of BEGINNING. Said land being shown on draft of W .H. Eyer, dated August 6, 1924.

UNDER AND SUBJECT TO RESTRICTIONS AS CONTAINED IN COLUMBIA COUNTY RECORD BOOK 355, PAGE 502.

ALSO UNDER AND SUBJECT TO A GRANT OF EASEMENT AND RIGHT-OF-WAY AS SET FORTH IN COLUMBIA COUNTY RECORD BOOK 462, PAGE 76.

TITLE TO SAID PREMISES IS VESTED IN Shana M. Slusser and Guy F. Slusser, h/w, by Deed from joanne m. long, single woman, dated 6-14-04, recorded 7-13-04 in Deed Book 20040, page 7868
Premises being: 15 EVANS LANE , ORANGEVILLE, PA 17859
Parcel No.27 07 030 02 000

TERMS OF SALE

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

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

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

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

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

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

SHERIFF'S SALE

WEDNESDAY APRIL 26, 2006 AT 10:00 AM

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UNDER AND SUBJECT TO RESTRICTIONS AS CONTAINED IN COLUMBIA COUNTY RECORD BOOK 355, PAGE 502.

ALSO UNDER AND SUBJECT TO A GRANT OF EASEMENT AND RIGHT-OF-WAY AS SET FORTH IN COLUMBIA COUNTY RECORD BOOK 462, PAGE 76.

TITLE TO SAID PREMISES IS VESTED IN Shana M. Slusser and Guy F. Slusser, h/w, by Deed from joanne m. long, single woman, dated 6-14-04, recorded 7-13-04 in Deed Book 20040, page 7868 Premises being: 15 EVANS LANE , ORANGEVILLE, PA 17859 Parcel No.27 07 030 02 000

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.

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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

SHERIFF'S SALE

WEDNESDAY APRIL 26, 2006 AT 10:00 AM

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BEGINNING at a point 348 feet, more or less, west of the middle of the highway leading from Orangeville to Rohrsburg, said point being on the southern line of land retained by the Grantors herein; thence North 51 degrees East 180 feet, more or less, to a point on line of land retained by the Grantors herein; thence in a generally southern direction 195 feet, more or less, to a point in Fishingcreek; thence along said Fishingcreek, South 47 degrees 30 minutes West 180 feet, more or less, to a point in said Fishingcreek; thence in a generally northern direction 195 feet, more or less, to a point on line of land retained by the Grantors herein, the place of BEGINNING. Said land being shown on draft of W .H. Eyer, dated August 6, 1924.

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TITLE TO SAID PREMISES IS VESTED IN Shana M. Slusser and Guy F. Slusser, h/w, by Deed from joanne m. long, single woman, dated 6-14-04, recorded 7-13-04 in Deed Book 20040, page 7868
Premises being: 15 EVANS LANE , ORANGEVILLE, PA 17859
Parcel No.27 07 030 02 000

TERMS OF SALE

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

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

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

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

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

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

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
8201 GREENBURG DRIVE, SUITE 350
MCLEAN, VA 22102**

Plaintiff,

v.

**SHANA M. SLUSSER
AKA SHANA TELESKY
313 EAST STREET
BLOOMSBURG, PA 17815**

**GUY F. SLUSSER
22 GOLF COURSE ROAD
BERWICK, PA 18603**

Defendant(s).


:
:
: **COLUMBIA COUNTY**
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2005-CV-1397**
: *2006-ED-27*
:
:
:
:
:

CERTIFICATION

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

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

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

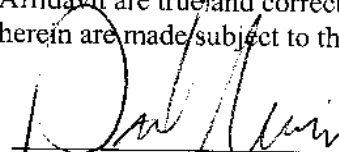


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

4. Name and address of the last recorded holder of every mortgage of record:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
5. Name and address of every other person who has any record lien on the property:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|------|---|
| None | |
7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|---|---|
| TENANT/OCCUPANT | 15 EVANS LANE
ORANGEVILLE, PA 17859 |
| DOMESTIC RELATIONS
OF COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF
PENNSYLVANIA
DEPARTMENT OF
WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

February 16, 2006
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Orange, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point 348 feet, more or less, west of the middle of the highway leading from Orangeville to Rohrsburg, said point being on the southern line of land retained by the Grantors herein; thence North 51 degrees East 180 feet, more or less, to a point on line of land retained by the Grantors herein; thence in a generally southern direction 195 feet, more or less, to a point in Fishingcreek; thence along said Fishingcreek, South 47 degrees 30 minutes West 180 feet, more or less, to a point in said Fishingcreek; thence in a generally northern direction 195 feet, more or less, to a point on line of land retained by the Grantors herein, the place of BEGINNING. Said land being shown on draft of W.H. Eyer, dated August 6, 1924.

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Premises being: 15 EVANS LANE , ORANGEVILLE, PA 17859

Parcel No. 27 07 030 02 000

PHELAN HALLINAR & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
8201 GREENBURG DRIVE, SUITE 350
MCLEAN, VA 22102**

Plaintiff,

v.

**SHANA M. SLUSSER
A/K/A SHANA TELESKY
313 EAST STREET
BLOOMSBURG, PA 17815**

**GUY F. SLUSSER
22 GOLF COURSE ROAD
BERWICK, PA 18603**

Defendant(s)

**COLUMBIA COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 2005-CV-1397

2006-ED-27

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: SHANA M. SLUSSER A/K/A SHANA TELESKY
GUY F. SLUSSER
313 EAST STREET
BLOOMSBURG, PA 17815**

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **15 EVANS LANE, ORANGEVILLE, PA 17859** is scheduled to be sold at Sheriff's Sale on April 26, 2006, at 10:00 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$149,333.82** obtained by **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The Sale will be cancelled if you pay to the Mortgagee, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

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

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

DESCRIPTION

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Premises being: 15 EVANS LANE , ORANGEVILLE, PA 17859

Parcel No. 27 07 030 02 000

TIMOTHY T. CHAMBERLAIN



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

FILED
FEB 23 2006

24 HOUR PHONE
(570) 764-6300

Thursday, February 23, 2006

TENANT(S)
15 EVANS LANE
ORANGETHURM, PA 17859-

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
VS
SHANA M. SLUSSER A/K/A SHANA TELESKY
GUY H. SLUSSER

DOCKET # 27ED2006

JD # 1397JD2005

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/22/2006

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 27ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT SHANA M. SLUSSER A/K/A SHANA TELESKY
GUY F. SLUSSER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
SHANA SLUSSER	MORTGAGE FORECLOSURE
313 EAST ST.	
BLOOMSBURG	

SERVED UPON Shana Slusser

RELATIONSHIP Defendant IDENTIFICATION _____

DATE 3/8/06 TIME 17:26 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
<u>03 08 06</u>	<u>1615</u>	<u>DANGELO</u>	<u>L/C</u>

DEPUTY

Alvin K. Best

DATE

3/8/2006

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/22/2006

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 27ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT SHANA M. SLUSSER A/K/A SHANA TELESKY
GUY F. SLUSSER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

GUY SLUSSER

22 GOLF COURSE ROAD

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON GUY SLUSSER

RELATIONSHIP IDENTIFICATION

DATE 02-28-06 TIME 1650 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

02-24-06

0840

DONCOLO

416

DEPUTY

DATE

02-28-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/22/2006

SERVICE# 3 - OF - 12 SERVICES
DOCKET # 27ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT SHANA M. SLUSSER A/K/A SHANA TELESKY
GUY F. SLUSSER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
15 EVANS LANE	
ORANGEVILLE	

SERVED UPON EMPTY house

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-24-6 TIME 1110 MILEAGE _____ OTHER _____

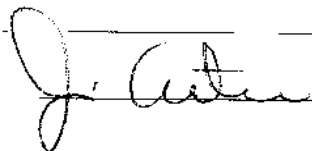
Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

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 2-24-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/22/2006

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 27ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT SHANA M. SLUSSER A/K/A SHANA TELESKY
GUY F. SLUSSER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
ROBERT EDWARDS-TAX COLLECTOR	MORTGAGE FORECLOSURE
239 STONEY BROOK RD	
ORANGEVILLE	

SERVED UPON Robert

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 2-24-6 TIME 1100 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. Cate DATE 2-24-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/22/2006

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 27ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT SHANA M. SLUSSER A/K/A SHANA TELESKY
GUY F. SLUSSER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Leslie Levan

RELATIONSHIP Cust. Serv. IDENTIFICATION _____

DATE 2-24-06 TIME 0825 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. Latta DATE 2-24-06

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#

Gary F. Shusser Jr. 11/15/70 164-62-0978

DATE: 2-24-06

REQUESTOR: Sheriff

Print Name

JD #1397JD 2005
Signature

II. Lien information (To be provided by DRS)

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

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

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

Amount of Overdue Support

Next Due Date

Next Payment Amount

1219.61

Date: 2-24-06

BY: [Signature]

TITLE: Guest Svs

Certified from the record
this 24 day of FEB 2006

Gail K. Jodon

Director/Domestic Relations Section

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/22/2006

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 27ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT SHANA M. SLUSSER A/K/A SHANA TELESKY
GUY F. SLUSSER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO JAY AND
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 2-24-6 TIME 0800 MILEAGE _____ OTHER _____

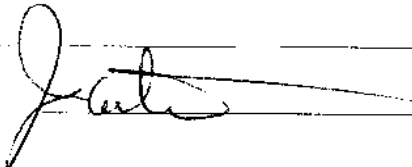
Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPICAL 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) _____

ATTACHMENTS

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

DEPUTY  DATE 2-24-6

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 02/24/2006

Fee: \$5.00

Cert. NO: 1726

SLUSSER GUY F & SHANA M
15 EVANS LANE
ORANGEVILLE PA 17859

District: ORANGE TWP
Deed: 20040 -7868
Location: 15 EVANS LN
Parcel Id:27 -07 -030-02,000

Assessment: 34,565
Balances as of 02/24/2006

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

NO TAX CLAIM TAXES DUE

By: Timothy J. Chamberlain, Sheriff Per: dm

WAIVER OF WATCHMAN – Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

(SEAL)
(Attorney for Plaintiff(s))

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

(SEAL)
(Attorney for Defendant(s))

HARRY A. ROADARMEL
COLUMBIA County, Pa.

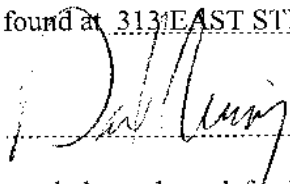
Sheriff

Sir: — There will be placed in your hands

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

follows: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. vs
SHANA M. SLUSSER A/K/A SHANA TELESKY and GUY F. SLUSSER

The defendant will be found at 313 EAST STREET, BLOOMSBURG,
PA 17815

 Attorney for Plaintiff

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

See attached legal description

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Orange, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point 348 feet, more or less, west of the middle of the highway leading from Orangeville to Rohrsburg, said point being on the southern line of land retained by the Grantors herein; thence North 51 degrees East 180 feet, more or less, to a point on line of land retained by the Grantors herein; thence in a generally southern direction 195 feet, more or less, to a point in Fishingcreek; thence along said Fishingcreek, South 47 degrees 30 minutes West 180 feet, more or less, to a point in said Fishingcreek; thence in a generally northern direction 195 feet, more or less, to a point on line of land retained by the Grantors herein, the place of BEGINNING. Said land being shown on draft of W.H. Eyer, dated August 6, 1924.

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Premises being: 15 EVANS LANE , ORANGEVILLE, PA 17859

Parcel No. 27 07 030 02 000

SHERIFF'S RETURN

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

SHANA M. SLUSSER AKA SHANA TELESKY
GUY F. SLUSSER

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2005-CV-1397 CD Term, 2000

WRIT

ISSUED

NOW, _____, 2001, I, _____ High Sheriff of Columbia County, Pennsylvania,
do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation
being made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____, 200_, at _____ O'Clock _____ m., served the within

_____ upon _____

at _____

_____ by handing to _____

_____ a true and correct copy of the original Notice of Sale and made known to _____
the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____, 20 _____

Notary Public

BY: _____
Sheriff

20, _____, See return endorsed hereon by Sheriff of
County, Pennsylvania, and made a part of this


return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
Plaintiff MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.		Expiration date	
Defendant SHANA M. SLUSSER A/K/A SHANA TELESKY & GUY F. SLUSSER		Court Number 2005-CV-1397	
SERVE  AT		Type or Writ of Complaint EXECUTION/NOTICE OF SALE	
NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <u>SHANA M. SLUSSER A/K/A SHANA TELESKY</u>			
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <u>313 EAST STREET, BLOOMSBURG, PA 17815</u>			

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 200_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff — Defendant		Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814			
SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE			
PLAINTIFF		Court Number	

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
	Signature of Sheriff	Date
	Sheriff of _____	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Plaintiff MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.		Expiration date
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SERVE AT		Type or Writ of Complaint EXECUTION/NOTICE OF SALE
NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. GUY F. SLUSSER		
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 313 EAST STREET, BLOOMSBURG, PA 17815		

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Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant	Telephone Number (215)563-7000	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		


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	Sheriff of	

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.	
Plaintiff MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.		Expiration date 	
Defendant SHANA M. SLUSSER A/K/A SHANA TELESKY & GUY F. SLUSSER		Court Number 2005-CV-1397	
SERVE  AT		Type or Writ of Complaint EXECUTION/NOTICE OF SALE	
NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.			
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 15 EVANS LANE , ORANGEVILLE, PA 17859			

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 200_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBLA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WATVLR OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

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PLAINTIFF	Court Number
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RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff	Date
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Sheriff of _____		

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Orange, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point 348 feet, more or less, west of the middle of the highway leading from Orangeville to Rohrsburg, said point being on the southern line of land retained by the Grantors herein; thence North 51 degrees East 180 feet, more or less, to a point on line of land retained by the Grantors herein; thence in a generally southern direction 195 feet, more or less, to a point in Fishingcreek; thence along said Fishingcreek, South 47 degrees 30 minutes West 180 feet, more or less, to a point in said Fishingcreek; thence in a generally northern direction 195 feet, more or less, to a point on line of land retained by the Grantors herein, the place of BEGINNING. Said land being shown on draft of W.H. Eyer, dated August 6, 1924.

UNDER AND SUBJECT TO RESTRICTIONS AS CONTAINED IN COLUMBIA COUNTY RECORD BOOK 355, PAGE 502.

ALSO UNDER AND SUBJECT TO A GRANT OF EASEMENT AND RIGHT-OF-WAY AS SET FORTH IN COLUMBIA COUNTY RECORD BOOK 462, PAGE 76.

TITLE TO SAID PREMISES IS VESTED IN Shana M. Slusser and Guy F. Slusser, h/w, by Deed from joanne m. long, single woman, dated 6-14-04, recorded 7-13-04 in Deed Book 20040, page 7868

Premises being: 15 EVANS LANE , ORANGEVILLE, PA 17859

Parcel No. 27 07 030 02 000

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Orange, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

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ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/250

CHECK NO
483146

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
02/16/2006	*****1,350.00

Void after 180 days

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

Thomas S. Hallinan

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

⑈483146⑈ ⑆036001808⑆36 150866 6⑈



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