

SHERIFF'S SALE COST SHEET

NO. 4-1-06 ED NO. 109-06 VS. Styrene Inc. et al JD DATE/TIME OF SALE July 12 2006

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>22.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</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>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>389.00</u>	

WEB POSTING	\$150.00 - PD
PRESS ENTERPRISE INC.	\$ <u>100.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>225.00</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>46.50</u>
TOTAL ***** \$ <u>56.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>453.22</u>
SCHOOL DIST. 20	\$ <u>128.90</u>
DELINQUENT 20	\$ <u>128.90</u>
TOTAL ***** \$ <u>1611.32</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>461.56</u>
WATER 20	\$ <u>461.56</u>
TOTAL ***** \$ <u>923.12</u>	

SURCHARGE FEE (DSTE)	\$ <u>10.00</u>
MISC.	\$ <u> </u>
TOTAL ***** \$ <u> </u>	

TOTAL COSTS (OPENING BID) \$ 5711.18

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

WERS VS Bryan & Linda Hurst
NO. 47-06 ED NO. 109-06 JD

DATE/TIME OF SALE: July 12 0900

BID PRICE (INCLUDES COST) \$ 3634.18

POUNDAGE - 2% OF BID \$ 72.68

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3706.86

PURCHASER(S): Phil & Mary on behalf of TI

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 3706.86

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2206.86

REALTY TRANSFER TAX EXEMPTION AFFIDAVIT

Re: Mortgage Electronic Recording Systems, Inc. ("MERS")

State of MN

County of Dakota

SS

Before me, the subscriber, a Notary Public in and for the State of Minnesota, County of Dakota, personally appeared the undersigned, an authorized representative of the Servicer named herein, who, being duly sworn according to law, deposes and says in compliance with Pennsylvania Department of Revenue, Realty Transfer Tax, Private Letter Ruling No. RTT-04-016, regarding Mortgage Electronic Recording Systems, Inc. ("MERS"), Principal/Agent, mortgage foreclosure, that:

1. HSBC Mortgage, the Servicer, is the beneficial owner of the mortgage recorded on January 22, 2004 Instrument Number: 200400699, Columbia County, PA, against property commonly known and addressed as 116 Park Boulevard Berwick PA. 18603, and that MERS is acting as its agent; and
2. That the above named Servicer is a member of MERS; and
3. That the mortgage identification number (MIN) provided herein: No. 1001716104010595300, is in fact, the MIN that was assigned to the above referenced mortgage foreclosed on herein.

BY: [Signature]

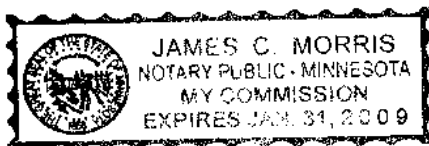
Name: Mark Cardenas

Title: VP

SWORN TO and Subscribed
before me this 18 day of

July, 2006.
[Signature]
Notary Public

(Seal)



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

July 19, 2006

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

RE: Mortgage Electronic Registration Systems, Inc.
vs.
Bryan E. Hurst
Linda J. Hurst
Property: 116 Park Boulevard
Berwick, PA 18603
Columbia County C.C.P. No.: 2006-CV-109
Sheriff's Sale Date: July 11, 2006

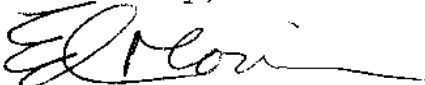
Dear Sir or Madam:

As attorney on the Writ, we are assigning the bid and requesting the **DEED** be recorded in the name of **HSEC Bank (MERS is acting/has acted as the agent for the real party in interest or beneficial owner)**, 1270 Northland Drive Suite 200 Mendota Heights MN. 55120.

Enclosed please find our check in the amount of \$2,206.86 payable to the Sheriff of Columbia County. This check represents payment of the sheriff settlement costs, less previous deposit of \$1,500.00. 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,



Ed Morrison
Legal Assistant

Enclosure

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

UDREN LAW OFFICES, PC

PA ESCROW ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



3-190/360

65763

65763

NUMBER

****Two Thousand Two hundred Six dollars and Eighty Six cents****

AV
TO THE
ORDER
OF

Sheriff of Columbia County

DATE

07/19/2006

AMOUNT

\$2,206.86

For Settle with Sheriff 05090328 Hurst

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

⑈065763⑈ ⑆036001808⑆ 36 589745 3⑈

VOID AFTER 90 DAYS



Security Features Included. Details on back.



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 382		Grantee(s)/Lessee(s) HSBC Bank(MERS is acting/has acted as the agent for the real party in interest or beneficial owner)	
City Bloomsburg	State PA	Zip Code 17815	Street Address 1270 Northland Drive Suite 200
			City Mendota Heights
			State MN
			Zip Code 55120

C PROPERTY LOCATION

Street Address 116 Park Blvd.		City, Township, Borough Berwick
County Columbia	School District Berwick	Tax Parcel Number 04D-03-094

D VALUATION DATA

1. Actual Cash Consideration \$3,634.18	2. Other Consideration + 0	3. Total Consideration = \$3,634.18
4. County Assessed Value \$23,019.00	5. Common Level Ratio Factor x 3.47	6. Fair Market Value = \$79,875.93

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/straw 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 **200400699**, Page Number _____
- ☐ 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 sheriff to mortgagee as a result of an action in mortgage foreclosure**

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

Date

[Signature]

7/19/06

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

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.
1270 Northland Drive, Suite
200

Mendota Heights, MN 55120

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

v.

Bryan E. Hurst

Linda J. Hurst

116 Park Boulevard

Berwick, PA 18603

Defendant(s)

NO. 2006-CV-109

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: July 7, 2006

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.
1270 Northland Drive, Suite 200
Mendota Heights, MN 55120

Plaintiff

v.

Bryan E. Hurst
Linda J. Hurst
116 Park Boulevard
Berwick, PA 18603

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-109

AMENDED 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: 116 Park Boulevard, Berwick, PA 18603

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

Bryan E. Hurst 422 W. Front Street
Berwick, PA 18603

Linda J. Hurst Balanced Care of Bloomsburg
3298 Ridge 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

Plaintiff herein. See Caption above.

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 Bureau	P.O. Box 380, Bloomsburg, PA 17815
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Domestic Relations Section	P.O. Box 380, Bloomsburg, PA 17815
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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:

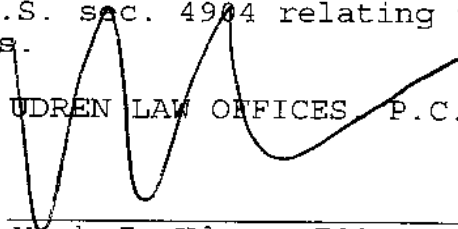
Name	Address
------	---------

Tenants/Occupants	116 Park Boulevard Berwick, PA 18603
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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: July 7, 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
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Mortgage Electronic
Registration Systems, Inc.
1270 Northland Drive, Suite
200
Mendota Heights, MN 55120
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

NO. 2006-CV-109

v.

Bryan E. Hurst
Linda J. Hurst
116 Park Boulevard
Berwick, PA 18603
Defendant(s)

DATE: May 16, 2006

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

OWNER(S): Bryan E. Hurst & Linda J. Hurst

PROPERTY: 116 Park Boulevard, Berwick, PA 18603

Improvements: RESIDENTIAL DWELLING

The above captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on July 12, 2006, at 9:00am, 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

Name and Address Of Sender
UDREN LAW OFFICES, P.C.
JODCREST CORPORATE CENTER
111 WOODCREST ROAD
CHERRY HILL, NJ 08003

☐ Registered
☐ Insured
☐ COD
☐ Certified
☐ Return Receipt for Merchandise
☐ Inrl Recorded Del.
☐ Express Mail

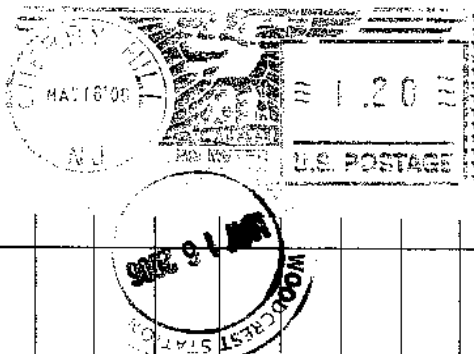
Check appropriate block for Registered Mail:
☐ With Postal Insurance
☐ Without postal insurance

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

Postmark and Date of Receipt

EXHIBIT A

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	Reg. Del. Fee	Remarks
1	HURST	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 DEPT 281230, HARRISBURG, PA 17128-1230										
4	05090328	TENANTS/ OCCUPANTS 116 PARK BOULEVARD BERWICK, PA 18603										
5												
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)		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 R900, 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.							



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-3625

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 784-6300

MORTGAGE ELECTRONIC REGISTRATION Docket # 47ED2006
SYSTEMS, INC.

VS

MORTGAGE FORECLOSURE

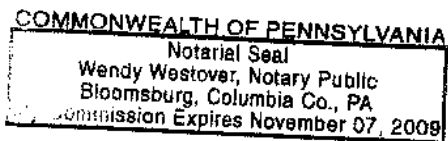
BRYAN E. HURST
LINDA J. HURST

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, MARCH 16, 2006, AT 4:05 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BRYAN HURST AT 422 W. FRONT ST., BERWICK BY HANDING TO BRYAN HURST, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, MARCH 17, 2006


NOTARY PUBLIC



SO ANSWERS,



SHERIFF TIMOTHY T. CHAMBERLAIN

X 
P. D'ANGELO
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) 784-6300

MORTGAGE ELECTRONIC REGISTRATION Docket # 47ED2006
SYSTEMS, INC.

VS

MORTGAGE FORECLOSURE

BRYAN E. HURST
LINDA J. HURST

AFFIDAVIT OF SERVICE

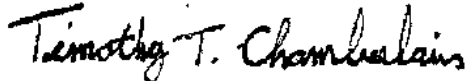
NOW, THIS FRIDAY, MARCH 17, 2006, AT 8:50 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON LINDA HURST AT BALANCED CARE OF BLOOMSBURG-RIDGE
ROAD, BLOOMSBURG BY HANDING TO LINDA HURST, A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRJT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, MARCH 17, 2006


NOTARY PUBLIC

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

SO ANSWERS,



SHERIFF TIMOTHY T. CHAMBERLAIN

X 
P. D'ANGELO
DEPUTY SHERIFF

EXHIBIT B

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

} SS

Brandon R. Eyerly, Publisher being duly sworn according to law Press Enterprise is a newspaper of general circulation with its principal business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia, Pennsylvania, and was established on the 1st day of March, 1902, and on the June 21, 28 and July 5, 2006 as printed and published; that the affiant publisher of said newspaper in which legal advertisement was published nor Press Enterprise is interested in the subject matter of said notice; and all of the allegations in the foregoing statement as to time, place, and true.

Sworn and subscribed to before me this 16 day of July

(Notary Public)
Commonwealth of Pennsylvania
My commission expires 10/1/06
Dennis L. Ashenfelter, Jr.
Scott Twp., Columbia County
My Commission Expires 10/1/06
Member, Pennsylvania Association of Notaries

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

SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 47 OF 2006 ED AND CIVIL WRIT NO. 109 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 pieces, and parcels of land situate in the Village of Iola in the Township of Greenwood, in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

THE FIRST HEREOF, BEGINNING, at an iron post in the said of Public Road in line of land now or formerly of W. M. Eves. THENCE by said road south twenty-two degrees west, forty-two feet to an iron pin; THENCE by Lot No. 2 north sixty-eight degrees west, sixty-two and seven-tenths feet to a post on the Race Bank; THENCE by the same north fifty-four degrees east, sixty-nine and three-tenths feet to a post, AND THENCE by lands of W. M. Eves south thirty-eight degrees east thirty-three feet to the place of BEGINNING.

CONTAINING eight and six-tenths perches of land. Whereon are erected a frame dwelling house, a garage, and outbuildings.

THE SECOND THEREOF, BEGINNING at a point on the northwest side of tail race across the Public Road from the M.E. Church,

BEGINNING at an iron corner at Race; THENCE in a northwesterly direction along the line of A.W. Eves, lately sold to M.B. Johnson, fifty-five feet to a corner; THENCE in a southwesterly direction on straight line two hundred and two feet to a stone corner at Race; THENCE in a northeasterly direction along the west side of said Race, one hundred and eighty-six feet to the place of BEGINNING.

IT BEING a small three-cornered piece of ground.

TOGETHER with all and singular tenements, hereditaments and appurtenances to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said Grantor, of, in, to or out of the said premises, and every part thereof.

IMPROVED with a frame dwelling house, garage, known as RR 1, Box 30, Millville, PA 17846.

TAX PARCEL NUMBER 17-02B-027.

and outbuildings being

BEING the same premises which Billie E. Shultz, widower, by Deed dated December 14, 1993 and recorded December 16, 1993 in the Recorder of Deeds Office of Columbia County in Deed Book Volume 555, Page 1022, granted and conveyed unto Kenneth L. Shultz.

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 liable for damages.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brandon R. Eyerly, Publisher being duly sworn according to Press Enterprise is a newspaper of general circulation with its pri business at 3185 Lackawanna Avenue, Bloomsburg, County of C Pennsylvania, and was established on the 1st day of March, 1902 continuously in said Town, County and State since that day and June 21, 28 and July 5, 2006 as printed and published; that the publisher of said newspaper in which legal advertisement was pu nor Press Enterprise is interested in the subject matter of said not all of the allegations in the foregoing statement as to time, place, true.

Sworn and subscribed before me this 6th day of June

(Notary

My commission expires June 28, 2008

Notary
Dennis L. Ashe
Scott Twp.,
My Commission

And now, 20 June 2006, I hereby

publication charges amounting to \$.....for publishing

fee for this affidavit have been paid in full.

SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 47 OF 2006 ED AND CIVIL WRIT NO. 109 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 or parcel of ground with the dwelling house thereon erected situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on Park Boulevard, said point being in the line between Lots No. 5 and 6; THENCE South 76 degrees 44 minutes East 170.32 feet to line of land of Henry Ermish; THENCE along said Ermish land North 13 degrees 16 minutes East 60.31 feet to a point in line of Lot No. 4; THENCE along the southerly line of said Lot No. 4; THENCE along the southerly line of said Lot No. 4 North 76 degrees 46 minutes West 166.29 feet to Park Boulevard; THENCE in a southerly direction along Park Boulevard aforesaid 60.50 feet to the place of beginning. BEING Lot No. 5 of Section A of Park Place Village, Borough of Berwick, Pennsylvania, as shown in plot or plan recorded in Columbia County in map Book 1 at Page 600 and

BEING KNOWN AS: 116 PARK BOULEVARD, BERWICK, PA 18603

PROPERTY ID NO.: 04D-03-094

TITLE TO SAID PREMISES IS VESTED IN BRYAN E. HURST AND LINDA J. HURST, HIS WIFE BY DEED FROM ROGER C. FISH, EXECUTOR OF THE LAST WILL AND TESTAMENT OF CLARENCE C. FISH, DECEASED DATED 01/25/02 RECORDED 02/11/02 INSTR NO.: 200201738

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.sheriffcolumbiacounty.com



June 2, 2006

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

VS.

**BRYAN E. HURST
LINDA J. HURST**

DOCKET # 47ED2006

JD # 109JD2006

Dear Timothy:

The updated sewer balance due on sewer account #116264 for the property located at 116 Park Blvd, Berwick through July 2006 is \$608.49.

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

Sincerely,

Kristy Romig
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

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.

BRYAN & LINDA HURST

WRIT OF EXECUTION #47 OF 2006 ED

POSTING OF PROPERTY

May 31, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF BRYAN & LINDA HURST AT 116 PARK BOULEVARD BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

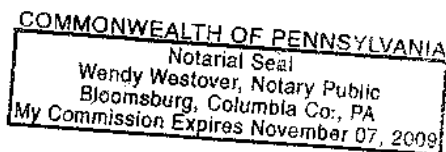
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 31TH DAY OF MAY 2006



TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

MORTGAGE ELECTRONIC REGISTRATION Docket # 47ED2006
SYSTEMS, INC.

VS

MORTGAGE FORECLOSURE

BRYAN E. HURST
LINDA J. HURST

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, MARCH 17, 2006, AT 8:50 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LINDA HURST AT BALANCED CARE OF BLOOMSBURG-RIDGE ROAD, BLOOMSBURG BY HANDING TO LINDA HURST, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

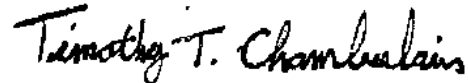
SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, MARCH 17, 2006


NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

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

SO ANSWERS,



SHERIFF TIMOTHY T. CHAMBERLAIN

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) 784-6300

MORTGAGE ELECTRONIC REGISTRATION Docket # 47ED2006
SYSTEMS, INC.

VS

MORTGAGE FORECLOSURE

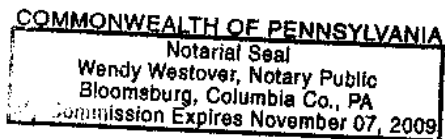
BRYAN E. HURST
LINDA J. HURST

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, MARCH 16, 2006, AT 4:05 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BRYAN HURST AT 422 W. FRONT ST., BERWICK BY HANDING TO BRYAN HURST, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

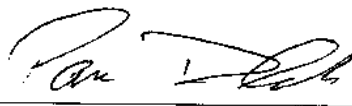
SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, MARCH 17, 2006


NOTARY PUBLIC



SO ANSWERS,


SHERIFF TIMOTHY T. CHAMBERLAIN

X 
P. D'ANGELO
DEPUTY SHERIFF



March 22, 2006

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

VS.

**BRYAN E. HURST
LINDA J. HURST**

DOCKET # 47ED2006

JD # 109JD2006

Dear Timothy:

The balance on sewer account #116264 for the property located at 116 Park Blvd, Berwick through July 2006 is \$461.36. The amount to pay the sewer bill through July 2006 is \$421.36, plus \$40.00 connection fees. This property is not currently hooked to public sewer but, letters have been sent to property owner that states it must be connected.

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

Sincerely,

Kelly Greer
Authority Clerk

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

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

Address
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:

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

2. Article Number (Transfer from service label) 7004 0550 0000 7003 6706

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number (Transfer from service label) 7004 0550 0000 7003 6683

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

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
 B. Received by (Printed Name) *[Name]* C. Date of Delivery **MAR 22 2006**
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

1. Article Addressed to:

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

2. Article Number (Transfer from service label) 7004 0550 0000 7003 6683

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number (Transfer from service label) 7004 0550 0000 7003 6690

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

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
 B. Received by (Printed Name) *[Name]* C. Date of Delivery **MAR 20 2006**
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

1. Article Addressed to:

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

2. Article Number (Transfer from service label) 7004 0550 0000 7003 6713

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number (Transfer from service label) 7004 0550 0000 7003 6713

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

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
 B. Received by (Printed Name) *[Name]* C. Date of Delivery **MAR 20 2006**
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

1. Article Addressed to:

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

2. Article Number (Transfer from service label) 7004 0550 0000 7003 6713

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

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☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
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4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

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■ 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.
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 TECHNICAL SUPPORT GROUP
 WILLIAM GREEN FEDERAL BUILDING
 600 ARCH STREET ROOM 3259
 PHILADELPHIA, PA 19106**

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

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
 B. Received by (Printed Name) *[Name]* C. Date of Delivery **MAR 20 2006**
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:



January 4, 2006

Brian E. & Linda J. Hurst
116 Park Boulevard
Berwick, PA 18603

Re: Sewage Connection

Dear Mr. & Mrs. Hurst,

This letter serves as the second and final notice that you will receive from the Berwick Area Joint Sewer Authority to connect your property at 116 Park Boulevard in Berwick, Pennsylvania to the public sewer system. The original letter that was sent to your attention on October 20, 2005 stated you had 60 days from that date to connect your property to the public sewer system. As of today's date, we show no record of the property being connected to the public sewer system. If the property is not connected within the next 60 days, by March 5, 2006 to be exact, the Berwick Area Joint Sewer Authority will be forced to connect your property at their expense, and collect the costs thereof in the manner provided by law.

In accordance with the ordinance of the Berwick Area Joint Sewer Authority, you are hereby directed to connect your residence(s) to the public sewer system within 60 days after the date of this letter. The connection shall be made in accordance with the "Rules and Standards Governing Connections to Public Sewage System" set forth in Article II of the BAJSA Resolution No.96-2. Prior to making your connection, you are required to pay the necessary frontage, connection and tapage fees associated to your properties.

The total charges associated with these connections are \$40.00. A permit application was included with the original notice sent on October 20, 2005. Payment of the applicable fees may be made at the office of the Berwick Area Joint Sewer Authority, 1108 Freas Avenue, Berwick. Our office hours are Monday through Friday, 8:00 am to 4:30 pm.

If you have any questions please do not hesitate to contact our office at (570) 752-8477.

Sincerely,

Kristy Romig
BAJSA

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider"

#915 MAIN ST
216-41597887

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/15/2006

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 47ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT

BRYAN E. HURST
LINDA J. HURST

ATTORNEY FIRM

MARK J. UDREN & ASSOCIATES

PERSON/CORP TO SERVED
LINDA HURST
116 PARK BOULEVARD
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON LINDA HURST

RELATIONSHIP _____ IDENTIFICATION _____

DATE 03.17.06 TIME 0850 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) BALANCED CARE OF
BLOOMSBURG - RIDGE RD.

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 03.17.06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/15/2006

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 47ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT BRYAN E. HURST
LINDA J. HURST

ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

PERSON/CORP TO SERVED
BRYAN HURST
116 PARK BOULEVARD
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

DELIVERED

SERVED UPON BRYAN HURST

RELATIONSHIP _____ IDENTIFICATION _____

DATE 03-16-06 TIME 1605 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) 422 W FRONT ST
BERWICK (RESIDENCE)

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 03-16-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/15/2006

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 47ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT BRYAN E. HURST
LINDA J. HURST

ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 03.16.06 TIME 1515 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 03.16.06

FILE COPY

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/15/2006

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 47ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT BRYAN E. HURST
LINDA J. HURST

ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON KELLY GREEN

RELATIONSHIP CLERK IDENTIFICATION _____

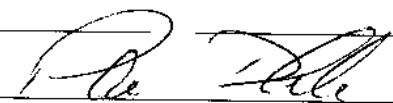
DATE 03.16.06 TIME 1500 MILEAGE _____ OTHER _____

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 03.16.06

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:16-MAR-06

FEE:\$5.00

CERT. NO:1812

HURST BRYAN E & LINDA J
116 PARK BLVD
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20020-1738
LOCATION: 116 PARK BLVD-LOT 5 SEC A
PARCEL: 04D-03 -094-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2005	PRIM	1,195.11	33.99		30.00	1,259.10
TOTAL DUE :						\$1,259.10

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: July ,2006

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

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

REAL ESTATE OUTLINE

ED # 47-06

DATE RECEIVED 3-15-06
DOCKET AND INDEX 3-15-06
SET FILE FOLDER UP 3-15-06

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 1500.00 ✓ CK# 55611

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

SALE DATE July 12, 06 TIME 0900
POSTING DATE June 8, 06
ADV. DATES FOR NEWSPAPER
1ST WEEK June 21
2ND WEEK 28
3RD WEEK July 5, 06

SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 47 OF 2006 ED AND CIVIL WRIT NO. 109 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 or parcel of ground with the dwelling house thereon erected situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point on Park Boulevard, said point being in the line between Lots No. 5 and 6; THENCE South 76 degrees 44 minutes East 170.32 feet to line of land of Henry Ermish; THENCE along said Ermish land North 13 degrees 16 minutes East 60.31 feet to a point in line of Lot No. 4; THENCE along the southerly line of said Lot No. 4; THENCE along the southerly line of said Lot No. 4 North 76 degrees 46 minutes West 166.29 feet to Park Boulevard; THENCE in a southerly direction along Park Boulevard aforesaid 60.50 feet to the place of beginning.

BEING Lot No. 5 of Section A of Park Place Village, Borough of Berwick, Pennsylvania, as shown in plot or plan recorded in Columbia County in map Book 1 at Page 600 and

BEING KNOWN AS: 116 PARK BOULEVARD, BERWICK, PA 18603

PROPERTY ID NO.: 04D-03-094

TITLE TO SAID PREMISES IS VESTED IN BRYAN E. HURST AND LINDA J. HURST, HIS WIFE BY DEED FROM ROGER C. FISH, EXECUTOR OF THE LAST WILL AND TESTAMENT OF CLARENCE C. FISH, DECEASED DATED 01/25/02 RECORDED 02/11/02 INSTR NO.: 200201738

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

WEDNESDAY JULY 12, 2006 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 47 OF 2006 ED AND CIVIL WRIT NO. 109 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 or parcel of ground with the dwelling house thereon erected situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point on Park Boulevard, said point being in the line between Lots No. 5 and 6; THENCE South 76 degrees 44 minutes East 170.32 feet to line of land of Henry Ermish; THENCE along said Ermish land North 13 degrees 16 minutes East 60.31 feet to a point in line of Lot No. 4; THENCE along the southerly line of said Lot No. 4; THENCE along the southerly line of said Lot No. 4 North 76 degrees 46 minutes West 166.29 feet to Park Boulevard; THENCE in a southerly direction along Park Boulevard aforesaid 60.50 feet to the place of beginning.

BEING Lot No. 5 of Section A of Park Place Village, Borough of Berwick, Pennsylvania, as shown in plot or plan recorded in Columbia County in map Book 1 at Page 600 and

BEING KNOWN AS: 116 PARK BOULEVARD, BERWICK, PA 18603

PROPERTY ID NO.: 04D-03-094

TITLE TO SAID PREMISES IS VESTED IN BRYAN E. HURST AND LINDA J. HURST, HIS WIFE BY DEED FROM ROGER C. FISH, EXECUTOR OF THE LAST WILL AND TESTAMENT OF CLARENCE C. FISH, DECEASED DATED 01/25/02 RECORDED 02/11/02 INSTR NO.: 200201738

TERMS OF 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

SHERIFF'S SALE

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BEING Lot No. 5 of Section A of Park Place Village, Borough of Berwick, Pennsylvania, as shown in plot or plan recorded in Columbia County in map Book 1 at Page 600 and

BEING KNOWN AS: 116 PARK BOULEVARD, BERWICK, PA 18603

PROPERTY ID NO.: 04D-03-094

TITLE TO SAID PREMISES IS VESTED IN BRYAN E. HURST AND LINDA J. HURST, HIS WIFE BY DEED FROM ROGER C. FISH, EXECUTOR OF THE LAST WILL AND TESTAMENT OF CLARENCE C. FISH, DECEASED DATED 01/25/02 RECORDED 02/11/02 INSTR NO.: 200201738

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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.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.
1270 Northland Drive, Suite 200
Mendota Heights, MN 55120
Plaintiff

v.

Bryan E. Hurst
Linda J. Hurst
116 Park Boulevard
Berwick, PA 18603
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-109

2006-ED-47

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:

116 Park Boulevard
Berwick, PA 18603
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$118,176.28

Interest From 3/15/06

to Date of Sale _____

Ongoing Per Diem of \$21.27

to actual date of sale including if sale is
held at a later date

(Costs to be added)

\$ _____

Prothonotary

By *Tami B. Kline* / *ENS*
Clerk

Date 3-14-2006

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/15/2006

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 47ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT BRYAN E. HURST
LINDA J. HURST

ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

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

SERVED UPON Leslie Levan

RELATIONSHIP Post. Service IDENTIFICATION _____

DATE 3-16-6 TIME 1100 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Cub

DATE 3-16-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/15/2006

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 47ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT BRYAN E. HURST
LINDA J. HURST

ATTORNEY FIRM MARK J. UDREN & ASSOCIATES

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 3-16-6 TIME 1030 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 3-16-6

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.
1270 Northland Drive, Suite 200
Mendota Heights, MN 55120
Plaintiff

v.

Bryan E. Hurst
Linda J. Hurst
116 Park Boulevard
Berwick, PA 18603

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-109

2006-ED-47

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.
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.
1270 Northland Drive, Suite 200
Mendota Heights, MN 55120

Plaintiff

v.

Bryan E. Hurst
Linda J. Hurst
116 Park Boulevard
Berwick, PA 18603

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-109

2006-ED-47

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.
1270 Northland Drive, Suite 200
Mendota Heights, MN 55120
Plaintiff

v.

Bryan E. Hurst
Linda J. Hurst
116 Park Boulevard
Berwick, PA 18603

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-109

COPY
2006-ED-47

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.
1270 Northland Drive, Suite 200
Mendota Heights, MN 55120
Plaintiff

v.

Bryan E. Hurst
Linda J. Hurst
116 Park Boulevard
Berwick, PA 18603

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-109

2006-ED-47

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: 116 Park Boulevard, Berwick, PA 18603

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

Bryan E. Hurst 116 Park Boulevard
Berwick, PA 18603

Linda J. Hurst 116 Park Boulevard
Berwick, PA 18603

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

Plaintiff herein. See Caption above.

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 Bureau

P.O. Box 380, Bloomsburg, PA 17815

Domestic Relations Section

P.O. 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

116 Park Boulevard
Berwick, PA 18603

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

DATED: March 14, 2006

UDREN LAW OFFICES, P.C.

Mark J. Udren, ESQ.
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.
1270 Northland Drive, Suite 200
Mendota Heights, MN 55120
Plaintiff

v.

Bryan E. Hurst
Linda J. Hurst
116 Park Boulevard
Berwick, PA 18603

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-109

2006-ED 47

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Linda J. Hurst 116 Park Boulevard
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SAME AS #1 ABOVE

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Plaintiff herein.

See Caption above.

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Name

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none

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Name

Address

Columbia County Tax
Claim Bureau

P.O. Box 380, Bloomsburg, PA 17815

Domestic Relations Section

P.O. 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

116 Park Boulevard
Berwick, PA 18603

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

DATED: March 14, 2006

UDREN LAW OFFICES, P.C.

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
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Mortgage Electronic
Registration Systems, Inc.
1270 Northland Drive, Suite 200
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Bryan E. Hurst
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CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

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2006-ED-47

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Plaintiff herein.

See Caption above.

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

Domestic Relations Section	P.O. 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	116 Park Boulevard Berwick, PA 18603
-------------------	-----------------------------------------

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

DATED: March 14, 2006

UDREN LAW OFFICES, P.C.

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
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Mortgage Electronic
Registration Systems, Inc.
1270 Northland Drive, Suite 200
Mendota Heights, MN 55120

Plaintiff
v.

Bryan E. Hurst
Linda J. Hurst
116 Park Boulevard
Berwick, PA 18603

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 2006-CV-109

2006-ED-47

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Linda J. Hurst
116 Park Boulevard
Berwick, PA 18603

Your house (real estate) at 116 Park Boulevard, Berwick, PA 18603 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 \$118,176.28, 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 or parcel of ground with the dwelling house thereon erected situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on Park Boulevard, said point being in the line between Lots No. 5 and 6; THENCE South 76 degrees 44 minutes East 170.32 feet to line of land of Henry Ermish; THENCE along said Ermish land North 13 degrees 16 minutes East 60.31 feet to a point in line of Lot No. 4; THENCE along the southerly line of said Lot No. 4 North 76 degrees 44 minutes West 166.29 feet to Park Boulevard; THENCE in a southerly direction along Park Boulevard aforesaid 60.50 feet to the place of beginning.

BEING Lot No. 5 of Section A of Park Place Village, Borough of

Berwick, Pennsylvania, as shown in plot or plan recorded in Columbia County in Map Book 1 at Page 600 and

BEING KNOWN AS: 116 PARK BOULEVARD, BERWICK, PA 18603

PROPERTY ID NO.: 04D-03-094

TITLE TO SAID PREMISES IS VESTED IN BRYAN E. HURST AND LINDA J. HURST, HIS WIFE BY DEED FROM ROGER C. FISH, EXECUTOR OF THE LAST WILL AND TESTAMENT OF CLARENCE C. FISH, DECEASED DATED 01/25/02 RECORDED 02/11/02 INSTR NO.: 200201738.

ALL THAT CERTAIN piece or parcel of ground with the dwelling house thereon erected situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on Park Boulevard, said point being in the line between Lots No. 5 and 6; THENCE South 76 degrees 44 minutes East 170.32 feet to line of land of Henry Ermish; THENCE along said Ermish land North 13 degrees 16 minutes East 60.31 feet to a point in line of Lot No. 4; THENCE along the southerly line of said Lot No. 4 North 76 degrees 44 minutes West 166.29 feet to Park Boulevard; THENCE in a southerly direction along Park Boulevard aforesaid 60.50 feet to the place of beginning.

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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***
DWIGHT MICHAELSON***
*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 14, 2006

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

Re: Mortgage Electronic Registration Systems, Inc.
vs.
Bryan E. Hurst
Linda J. Hurst
Columbia County C.C.P. No. 2006-CV-109

Dear Sir:

Please serve the Defendant(s), Bryan E. Hurst and Linda J. Hurst at
116 Park Boulevard, Berwick, PA 18603.

Please then, POST the property with the Handbill at 116 Park
Boulevard, Berwick, PA 18603.

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

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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

55611

55611

NUMBER

One Thousand Five hundred dollars and Zero cents

PAY
TO THE
ORDER
OF

Sheriff of Columbia County

DATE

03/09/2006

AMOUNT

\$1,500.00

VOID AFTER 90 DAYS

[Signature]

For SHERIFF SALE DEPOSIT 05090328 Hurst

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

⑈055611⑈ ⑆036001808⑆ 36 589745 3⑈

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