

# SHERIFF'S SALE COST SHEET

11/12/25 VS. Heather Jones  
 NO. 87-00 ED NO. 195-06 JD DATE/TIME OF SALE July 16 1030

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>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>5.50</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>409.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>65.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>580.00</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>11</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>329.94</u>
WATER 20	\$
TOTAL ***** \$ <u>329.94</u>	

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

TOTAL COSTS (OPENING BID) \$ 1195.94

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

MERS VS Portner Linger

NO. 87-06 ED NO. 195-06 JD

DATE/TIME OF SALE: July 16 1030

BID PRICE (INCLUDES COST) \$ 1795.94

POUNDAGE - 2% OF BID \$ 35.92

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1831.86

PURCHASER(S): John S. Linger

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

TOTAL DUE: \$ 1831.86

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 481.86

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

### B TRANSFER DATA

Grantor(s)/Lessor(s): Timothy T. Chamberlain - Sheriff Columbia County Courthouse  
Grantee(s)/Lessee(s): DEUTSCHE BANK NATIONAL TRUST COMPANY AS INDENTURE TRUSTEE THE INDENTURE RELATING TO IMH ASSETS CORP., COLLATERALIZED ASSET BACKED BONDS SERIES 2004-3  
Street Address: P.O. Box 380, 35 W. Main Street City: Bloomsburg State: PA Zip Code: 17815  
Street Address: 7105 Corporate Drive City: Plano State: TX Zip Code: 75024

### C PROPERTY LOCATION

Street Address: 226 Martz Street, Verwick, PA 18603 City, Township, Borough: Borough of Berwick  
County: Columbia School District: Borough of Berwick Tax Parcel Number: 04a-02-256-00,000

### D VALUATION DATA

1. Actual Cash Consideration \$481.86	2. Other Consideration + -0-	3. Total Consideration = \$481.86
4. County Assessed Value \$20,737.00	5. Common Level Ratio Factor x 3.47	6. Fair Market Value = \$71,957.39

### 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 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 Book Number, Page Number
- ☐ 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.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party  
Daniel G. Schmieg, ESQUIRE

Date: 7/2/06

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

**PHELAN HALLINAN & SCHMIEG, LLP**

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Operated Assistant 215-563-7000

Automated Assistant 215-320-0007

nora.ferrer@fedphe.com

Nora Ferrer  
Legal Assistant, ext. 1477

Representing Lenders in  
Pennsylvania and New Jersey

July 27, 2006

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

Re: Heather Unger  
226 Martz Street  
Verwick, PA 18603  
No. 2006-CV-195

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to Deutsche Bank National Trust Company as Indenture Trustee The Indenture Relating to IMH Assets Corp., Collatarized Asset Backed Bonds Series 2004-3, 7105 Corporate Drive, Plano, TX, 75024.

Please 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,

  
Daniel G. Schmieg

Enclosure

cc: Countrywide Home Loans

Account No. 63750764

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**

vs.

**HEATHER M. UNGER A/K/A HEATHER M. SHUMAN A/K/A HEATHER M. SELLER****TO: ALL PARTIES IN INTEREST AND CLAIMANTS****NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY****OWNER(S): HEATHER M. UNGER A/K/A HEATHER M. SHUMAN A/K/A  
HEATHER M. SELLER****PROPERTY: 226 MARTZ STREET  
BERWICK, PA 18603****Improvements: Residential dwelling****Judgment Amount: \$77,641.30****COLUMBIA COUNTY****NO. 2006-CV-195**

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on 7/26/06, at the Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815 at 10:30 A. M.

Our records indicate that you may hold a mortgage, judgment, or other interest on the property, which may be extinguished by the sale. You may wish to attend the sale to protect your interests. If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY**, as we are not permitted to give you legal advice.

The Sheriff will file a schedule of Distribution 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.

*PLINT ON CASE*

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.

HEATHER UNGER

WRIT OF EXECUTION #87 OF 2006 ED

POSTING OF PROPERTY

JUNE 20, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF HEATHER UNGER AT 226 MARTZ STREET BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
SHERIFF TIMOTHY T. CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20<sup>TH</sup> DAY OF JUNE 2006

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

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

3-180/360

CHECK NO  
524826

Pay FOUR HUNDRED EIGHTY ONE AND 86/100 DOLLARS

DATE	AMOUNT
08/07/2006	*****481.86

JMD 08/07/2006

Valid after 180 days

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

*Phelan S. Hallinan*

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

⑈524826⑈ ⑈036001808⑈36 150866 6⑈

Security features included:



Details on back.

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 July 5, 12, 19, 2006 as 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 21st day of July, 2006.

(Notary Public)

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

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



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@fcdphe.com

July 18, 2006

Office of the Sheriff  
COLUMBIA County Courthouse

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
v. HEATHER M. UNGER A/K/A HEATHER M. SHUMAN A/K/A  
HEATHER M. SELLER  
COLUMBIA COUNTY, NO. 2006-CV-195

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

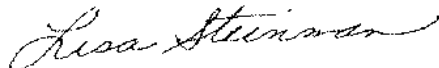
Enclosed please find the following:

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 7/26/06 SHERIFF'S SALE.\*\*\***

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

) CIVIL ACTION

vs.

HEATHER M. UNGER A/K/A  
HEATHER M. SHUMAN A/K/A  
HEATHER M. SELLER

) CIVIL DIVISION  
) NO. 2006-CV-195

**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: July 18, 2006

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

Name and  
Address  
of Sender

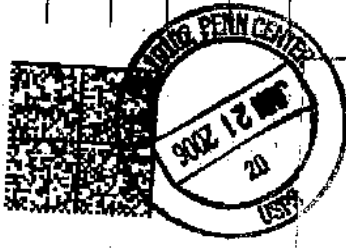
PHELAN HALLINAN & SCHMIEG LLC  
ONE PENN CENTER PLAZA, SUITE 1400  
PHILADELPHIA, PA 19103-1814

TEAM 3

Support

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 226 MARTZ STREET BERWICK, PA 18603		
2	*****	DOMESTIC RELATIONS 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		MERS FOR DECISION ONE MORTGAGE COMPANY, LLC 6060 J.A. JONES DRIVE, SUITE 1000 CHARLOTTE, NC 28287		
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		HEATHER M. UNGER A/K/A HEATHER M. SHUMAN A/K/A HEATHER M. SELLER 130796.		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

UNITED STATES POSTAGE  
\$ 01.25  
02 1A  
0004309825  
JUN 21 2006  
MAILED FROM ZIP CODE 19103



**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

July 18, 2006

Office of the Sheriff  
COLUMBIA County Courthouse

RE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
v. HEATHER M. UNGER A/K/A HEATHER M. SHUMAN A/K/A  
HEATHER M. SELLER  
COLUMBIA COUNTY, NO. 2006-CV-195

Dear Sir/madam,

Please find attached a copy of the original Affidavits, which has been sent for filing with the COLUMBIA Prothonotary's Office as of the date of this letter.

Yours truly,

Lisa Steinman for  
Phelan Hallinan & Schmieg, LLP

**\*\*\*PROPERTY IS LISTED FOR THE 7/26/06 SHERIFF'S SALE.\*\*\***

**AFFIDAVIT OF SERVICE**

**Plaintiff: MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC.**

**nmk  
COLUMBIA County  
No 2006-CV-195**

**Defendant(s): HEATHER M. UNGER A/K/A HEATHER M.  
SHUMAN A/K/A HEATHER M. SELLER**

**Our File#130796  
Type of Action  
- Notice of Sheriff's Sale**

**Address: 226 MARTZ STREET  
BERWICK, PA 18603**

**Sale Date: 7/26/06**

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

**SERVED**

Served and made known to Heather M. Unger, Defendant, on the 30 day of June  
2006 at 6:36 o'clock P.m., at 226 Martz St., Commonwealth of Pennsylvania, in the  
manner described below:

☒ Defendant personally served.  
☐ Adult family member with whom Defendant(s) reside(s). Relationship is \_\_\_\_\_  
☐ Adult in charge of Defendant(s)'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 5'7" Weight 130 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 30<sup>th</sup> day  
of June, 2006  
Notary \_\_\_\_\_

By: David Roberts  
**NOT SERVED**

On the State of New Jersey, 2006, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., Defendant **NOT FOUND** because:

PATRICIA E. HARRIS

Commission Expires June 16, 2008 No Answer \_\_\_\_\_ Vacant \_\_\_\_\_

Other: 1<sup>ST</sup> ATTEMPT 2<sup>ND</sup> ATTEMPT 3<sup>RD</sup> ATTEMPT

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

Notary: \_\_\_\_\_ By: \_\_\_\_\_

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

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 # 87ED2006  
SYSTEMS, INC.

VS

MORTGAGE FORECLOSURE

HEATHER M. UNGER AKA HEATHER M.  
SHUMAN AKA HEATHER M. SELLER

AFFIDAVIT OF SERVICE

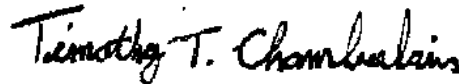
NOW, THIS TUESDAY, MAY 30, 2006, AT 10:25 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON HEATHER UNGER AKA SHUMAN AKA SELLER AT 226 MARTZ  
STREET, BERWICK BY HANDING TO HEATHER SELLERS, , A TRUE AND ATTESTED COPY  
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, MAY 30, 2006

  
NOTARY PUBLIC

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



X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF



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.**

**HEATHER M. UNGER AKA HEATHER M. SHUMAN AKA HEATHER  
M. SELLER**

**DOCKET # 87ED2006**

**JD # 195JD2006**

Dear Timothy:

The balance due on sewer account #122432 for the property located at 226 Martz Street, Berwick through July 2006 is \$329.94.

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

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 # 87ED2006  
SYSTEMS, INC.

VS

MORTGAGE FORECLOSURE

HEATHER M. UNGER AKA HEATHER M.  
SHUMAN AKA HEATHER M. SELLER

AFFIDAVIT OF SERVICE


NOW, THIS TUESDAY, MAY 30, 2006, AT 10:25 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON HEATHER UNGER AKA SHUMAN AKA SELLER AT 226 MARTZ  
STREET, BERWICK BY HANDING TO HEATHER SELLERS, , A TRUE AND ATTESTED COPY  
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, MAY 30, 2006

  
NOTARY PUBLIC

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



X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF



**Tax Notice** 2006 County & Municipality

**MAKE CHECKS PAYABLE TO:**

Connie C Gingher  
1615 Lincoln Avenue  
Berwick PA 18603

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

**PHONE:** 570-752-7442

FOR: COLUMBIA COUNTY		DATE		BILL NO.	
		03/01/2006		6348	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AMOUNT DUE	INCL. PENALTY
GENERAL	20,737	5.646	114.74	117.08	128.79
SINKING		1.345	27.33	27.89	30.68
LIGHT		.75	15.24	15.55	16.33
FIRE		1.25	25.40	25.92	27.22
BORO RE		8.6	174.77	178.34	187.26
The discount & penalty have been calculated for your convenience			357.48	364.78	390.28
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**

UNGER HEATHER M  
226 MARTZ STREET  
BERWICK PA 18603

CNTY TWP

Discount 2 %  
Penalty 10 %  
PARCEL: 04A-02-256-00,000

2663 Acres  
Land  
Buildings  
Total Assessment

CONNIE C GINGHER

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

This tax returned to  
courthouse on:  
January 1, 2007

WEE 3986  
FILE COPY

4/25

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/26/2006

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 87ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

DEFENDANT HEATHER M. UNGER AKA HEATHER M. SHUMAN AKA  
HEATHER M. SELLER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
HEATHER UNGER AKA SHUMAN AKA SELLER
226 MARTZ STREET
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON HEATHER SELLER

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 05.30.06 TIME 1025 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

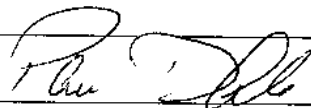
05.30.06

1020

DANIELLO

L/C

DEPUTY



DATE 05.30.06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/26/2006

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 87ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT HEATHER M. UNGER AKA HEATHER M. SHUMAN AKA HEATHER M. SELLER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

BERWICK SEWER

1108 FREAS AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON KELLY GREEN

RELATIONSHIP CLIENT IDENTIFICATION \_\_\_\_\_

DATE 05-30-06 TIME 1000 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) \_\_\_\_\_

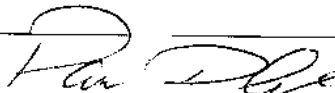
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 05-30-06

<p><b>Item 4 if Restricted Delivery is desired.</b></p> <p><b>Print your name and address on the reverse so that we can return the card to you.</b></p> <p><b>Attach this card to the back of the mailpiece, or on the front if space permits.</b></p>	<p><b>Article Addressed to:</b></p> <p>Commonwealth of PA PO Box 2675 Harrisburg, PA 17105</p>	<p><b>Article Number</b> <i>(Transfer from service label)</i></p> <p>PS Form 3811, February 2004</p>	<p><b>or on the front if space permits.</b></p> <p><b>1. Article Addressed to:</b></p> <p>MERS For Decision One Mort. Co. 6060 J.A. Jones Dr., Ste. 1090 Charlotte, NC 28287</p>
			<p><b>D. Is delivery address different from item 1?</b> <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
			<p><b>3. Service Type</b></p> <p><input checked="" type="checkbox"/> Certified Mail    <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered        <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail        <input type="checkbox"/> C.O.D.</p>
			<p><input type="checkbox"/> Yes</p> <hr/> <p>102595-02-M-15</p>

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 5/26/2006

SERVICE# 4 - OF - 12 SERVICES  
DOCKET # 87ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

DEFENDANT HEATHER M. UNGER AKA HEATHER M. SHUMAN AKA  
HEATHER M. SELLER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON CONNIE GINGHER

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 05.30.06 TIME 1000 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

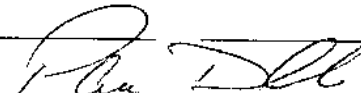
TIME

OFFICER

REMARKS

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

DEPUTY



DATE

05.30.06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/26/2006

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 87ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

DEFENDANT HEATHER M. UNGER AKA HEATHER M. SHUMAN AKA  
HEATHER M. SELLER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Leslie L. Suman

RELATIONSHIP Co-Servant IDENTIFICATION \_\_\_\_\_

DATE 5-30-06 TIME 1130 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 5-30-06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 5/26/2006

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 87ED2006

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

DEFENDANT HEATHER M. UNGER AKA HEATHER M. SHUMAN AKA  
HEATHER M. SELLER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON D & B Miller

RELATIONSHIP Client IDENTIFICATION \_\_\_\_\_

DATE 5-30-06 TIME 1100 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB ☒ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
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C. CORPORATION MANAGING AGENT \_\_\_\_\_  
D. REGISTERED AGENT \_\_\_\_\_  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE \_\_\_\_\_

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
----------	------	------	---------	---------

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

DEPUTY J. C. [Signature] DATE 5-30-06

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 05/30/2006

Fee: \$5.00

Cert. NO: 2075

UNGER HEATHER M  
226 MARTZ STREET  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20040 -1528  
Location: LOT 34  
Parcel Id: 04A-02 -256-00,000

Assessment: 20,737  
Balances as of 05/30/2006

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

By: Timothy T. Chamberlain Per: dm.



# REAL ESTATE OUTLINE

ED # 87-06

DATE RECEIVED 5-28-06  
DOCKET AND INDEX 5-28-06

## 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# 507407  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE July 25, 06 TIME 10:30  
POSTING DATE June 22, 06  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK June 5  
2<sup>ND</sup> WEEK June 12  
3<sup>RD</sup> WEEK June 19, 06

# SHERIFF'S SALE

WEDNESDAY JULY 26, 2006 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 87 OF 2006 ED AND CIVIL WRIT NO. 195 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 THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE IN BRIAR CREEK TOWNSHIP, NOW BOROUGH OF BERWICK, COLUMBIA COUNTY AND STATE OF PENNSYLVANIA, DESIGNATED AS LOTS NUMBERS 33 AND 34 ON THE PLAN OF FAIRVIEW TERRACE, SAID PLAN HAVING BEEN RECORDED IN PLAN BOOK KEPT FOR SUCH PURPOSES AT BLOOMSBURG, PENNSYLVANIA. SAID LOTS BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON THE SOUTHERLY LINE OF MARTZ STREET AT THE EASTERLY CORNER OF LOT NUMBER 32; THENCE SOUTH 19 DEGREES 145 FEET TO AN ALLEY; THENCE NORTH 71 DEGREES EAST BY SAID ALLEY 80 FEET; THENCE NORTH 19 DEGREES WEST BY THE WESTERLY LINE OF LOT NUMBER 35 A DISTANCE OF 145 FEET TO THE SOUTHERLY LINE OF MARTZ STREET; THENCE SOUTH 71 DEGREES WEST 80 FEET TO THE PLACE OF BEGINNING.

Vested by: Deed dated 2/11/04, given by Keith D. Seely and Lisa E. Seely, his wife to Heather M. Unger, single recorded 2/17/04

Instrument #: 200401528

Premises being: 226 Martz Street, Berwick, PA 18603

## 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](http://www.sheriffofcolumbiacounty.com)

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

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY JULY 26, 2006 AT 10:30 AM

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Vested by: Deed dated 2/11/04, given by Keith D. Seely and Lisa E. Seely, his wife to Heather M. Unger, single recorded 2/17/04

Instrument #: 200401528

Premises being: 226 Martz Street, Berwick, PA 18603

## TERMS OF SALE

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

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffcolumbiacounty.com](http://www.sheriffcolumbiacounty.com)

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

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.

vs.

HEATHER M. UNGER A/K/A  
HEATHER M. SHUMAN A/K/A  
HEATHER M. SELLER

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2006-CV-195 Term 2005

*2006-ED-87*

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: 226 MARTZ STREET, BERWICK, PA 18603  
(See Legal Description attached)

Amount Due	<u>\$77,641.30</u>
Additional Fees and Costs	<u>\$ 1,730.00</u>
Interest from 3/30/06 to Sale	<u>\$</u> and costs.
at \$12.76per diem	

*Lami B. Alue*  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

Dated May 30, 2006  
(SEAL)

## DESCRIPTION

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE IN BRIAR CREEK TOWNSHIP, NOW BOROUGH OF BERWICK, COLUMBIA COUNTY AND STATE OF PENNSYLVANIA, DESIGNATED AS LOTS NUMBERS 33 AND 34 ON THE PLAN OF FAIRVIEW TERRACE, SAID PLAN HAVING BEEN RECORDED IN PLAN BOOK KEPT FOR SUCH PURPOSES AT BLOOMSBURG, PENNSYLVANIA. SAID LOTS BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

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Vested by: Deed dated 2/11/04 , given by Keith D. Seely and Lisa E. Seely, his wife to Heather M. Unger, single recorded 2/17/04  
Instrument #: 200401528

Premises being: 226 MARTZ STREET, BERWICK, PA 18603

**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 GREENSBORO DRIVE, SUITE 350**

**MCLEAN, VA 22102**

**Plaintiff,**

**v.**

**HEATHER M. UNGER A/K/A HEATHER M.**

**SHUMAN A/K/A HEATHER M. SELLER**

**226 MARTZ STREET**

**BERWICK, PA 18603**

**Defendant(s).**

:  
:  
: **COLUMBIA COUNTY**  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2006-CV-195**  
: *2006-ED-87*  
:  
:  
:  
:  
:

**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:

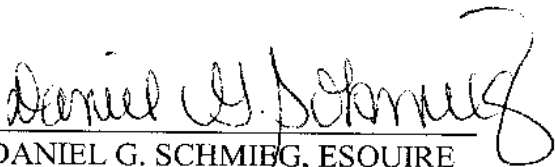
( ) an FHA Mortgage

( ) non-owner occupied

( ) vacant

(X) Act 91 procedures have been fulfilled

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

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

**PHELAN HALLINAN & SCHMIEG, 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 GREENSBORO DRIVE, SUITE 350**

**MCLEAN, VA 22102**

**Plaintiff,**

**v.**

**HEATHER M. UNGER A/K/A HEATHER M.**

**SHUMAN A/K/A HEATHER M. SELLER**

**226 MARTZ STREET**

**BERWICK, PA 18603**

**Defendant(s).**


:  
:  
: **COLUMBIA COUNTY**  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2006-CV-195**  
: *2006-ED-87*  
:  
:  
:  
:  
:

**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
- (X) Act 91 procedures have been fulfilled

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

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff



**PHELAN HALLINAN & SCHMIEG, 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 GREENSBORO DRIVE, SUITE 350**

**MCLEAN, VA 22102**

**Plaintiff,**

**v.**

**HEATHER M. UNGER A/K/A HEATHER M.**

**SHUMAN A/K/A HEATHER M. SELLER**

**226 MARTZ STREET**

**BERWICK, PA 18603**

**Defendant(s).**

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

**:  
: CIVIL DIVISION**

**:  
: NO. 2006-CV-195**

**:  
: 2006-ED-87**

**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 Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **226 MARTZ STREET, BERWICK, PA 18603.**

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

NAME

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

**HEATHER M. UNGER**

**A/K/A HEATHER M.**

**SHUMAN A/K/A**

**HEATHER M. SELLER**

**226 MARTZ STREET**

**BERWICK, PA 18603**

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

NAME

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

**Same as above**

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.)

**MERS FOR DECISION  
ONE MORTGAGE  
COMPANY, LLC**

**6060 J.A. JONES DRIVE, SUITE 1000  
CHARLOTTE, NC 28287**

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**

**226 MARTZ STREET  
BERWICK, PA 18603**

**DOMESTIC RELATIONS  
OF COLUMBIA COUNTY**

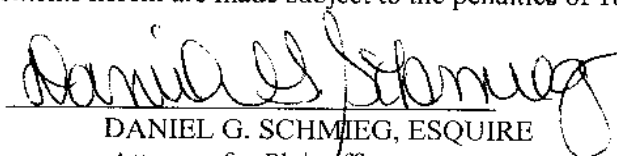
**COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815**

**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.

May 24, 2006  
Date

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

**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 GREENSBORO DRIVE, SUITE 350**

**MCLEAN, VA 22102**

**Plaintiff,**

**v.**

**HEATHER M. UNGER A/K/A HEATHER M.**

**SHUMAN A/K/A HEATHER M. SELLER**

**226 MARTZ STREET**

**BERWICK, PA 18603**

**Defendant(s).**

**COLUMBIA COUNTY  
COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 2006-CV-195**

*2006-ED-87*

**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 Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **226 MARTZ STREET, BERWICK, PA 18603.**

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

NAME

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

**HEATHER M. UNGER  
A/K/A HEATHER M.  
SHUMAN A/K/A  
HEATHER M. SELLER**

**226 MARTZ STREET  
BERWICK, PA 18603**

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

NAME

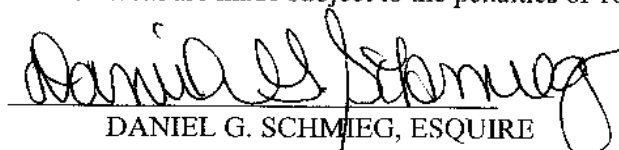
LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**Same as above**

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.) |
|--|---|
| <b>MERS FOR DECISION<br/>ONE MORTGAGE<br/>COMPANY, LLC</b> | <b>6060 J.A. JONES DRIVE, SUITE 1000<br/>CHARLOTTE, NC 28287</b>                      |
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.) |
|---|---|
| <b>TENANT/OCCUPANT</b>  | <b>226 MARTZ STREET<br/>BERWICK, PA 18603</b>   |
| <b>DOMESTIC RELATIONS<br/>OF COLUMBIA COUNTY</b>                      | <b>COLUMBIA COUNTY COURTHOUSE<br/>P.O. BOX 380<br/>BLOOMSBURG, PA 17815</b>           |
| <b>COMMONWEALTH OF<br/>PENNSYLVANIA<br/>DEPARTMENT OF<br/>WELFARE</b> | <b>P.O. BOX 2675<br/>HARRISBURG, PA 17105</b>   |

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.

May 24, 2006  
Date

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

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.

*Daniel J. Starnes*  
(Attorney for Plaintiff(s)) (SEAL)

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

*Daniel J. Starnes*  
(Attorney for Plaintiff(s)) (SEAL)

HARRY A. ROADARMEL  
COLUMBIA County, Pa.

\_\_\_\_\_, 20\_\_\_\_  
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  
HEATHER M. UNGER A/K/A HEATHER M. SHUMAN A/K/A HEATHER M.  
SELLER and

The defendant will be found at 226 MARTZ STREET, BERWICK, PA  
18603

*Daniel J. Starnes*  
(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 THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE IN BRIAR CREEK TOWNSHIP, NOW BOROUGH OF BERWICK, COLUMBIA COUNTY AND STATE OF PENNSYLVANIA, DESIGNATED AS LOTS NUMBERS 33 AND 34 ON THE PLAN OF FAIRVIEW TERRACE, SAID PLAN HAVING BEEN RECORDED IN PLAN BOOK KEPT FOR SUCH PURPOSES AT BLOOMSBURG, PENNSYLVANIA. SAID LOTS BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:**

**BEGINNING ON THE SOUTHERLY LINE OF MARTZ STREET AT THE EASTERLY CORNER OF LOT NUMBER 32; THENCE SOUTH 19 DEGREES 145 FEET TO AN ALLEY; THENCE NORTH 71 DEGREES EAST BY SAID ALLEY 80 FEET; THENCE NORTH 19 DEGREES WEST BY THE WESTERLY LINE OF LOT NUMBER 35 A DISTANCE OF 145 FEET TO THE SOUTHERLY LINE OF MARTZ STREET; THENCE SOUTH 71 DEGREES WEST 80 FEET TO THE PLACE OF BEGINNING.**

Vested by: Deed dated 2/11/04 , given by Keth D. Seely and Lisa E. Seely, his wife to Heather M. Unger, single recorded 2/17/04  
Instrument #: 200401528

Premises being: 226 MARTZ STREET, BERWICK, PA 18603

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability 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 Plaintiff(s))

HARRY A. ROADARMEL  
COLUMBIA County, Pa.

\_\_\_\_\_, 20\_\_\_\_

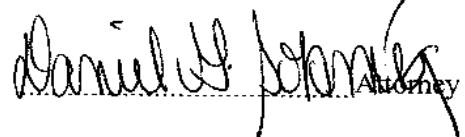
Sheriff

Sir: --- There will be placed in your hands

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

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HEATHER M. UNGER A/K/A HEATHER M. SHUMAN A/K/A HEATHER M.  
SELLER and

The defendant will be found at 226 MARTZ STREET, BERWICK, PA  
18603

 (Attorney for Plaintiff)

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

See attached legal description  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## DESCRIPTION

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BEGINNING ON THE SOUTHERLY LINE OF MARTZ STREET AT THE EASTERLY CORNER OF LOT NUMBER 32; THENCE SOUTH 19 DEGREES 145 FEET TO AN ALLEY; THENCE NORTH 71 DEGREES EAST BY SAID ALLEY 80 FEET; THENCE NORTH 19 DEGREES WEST BY THE WESTERLY LINE OF LOT NUMBER 35 A DISTANCE OF 145 FEET TO THE SOUTHERLY LINE OF MARTZ STREET; THENCE SOUTH 71 DEGREES WEST 80 FEET TO THE PLACE OF BEGINNING.

Vested by: Deed dated 2/11/04 , given by Keith D. Seely and Lisa E. Seely, his wife to Heather M. Unger, single recorded 2/17/04  
Instrument #: 200401528

Premises being: 226 MARTZ STREET, BERWICK, PA 18603



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 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760**

**DESCRIPTION**

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Instrument #: 200401528

Premises being: 226 MARTZ STREET, BERWICK, PA 18603

# SHERIFF'S RETURN

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

HEATHER M. UNGER A/K/A HEATHER M. SHUMAN  
A/K/A HEATHER M. SELLER

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2006-CV-195 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 Court Number 2006-CV-195	
Defendant HEATHER M. UNGER A/K/A HEATHER M. SHUMAN A/K/A HEATHER M. SELLE		Type or Writ of Complaint EXECUTION/NOTICE OF SALE	
<b>SERVE</b> 	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) <u>226 MARTZ STREET, BERWICK, PA 18603</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 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	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	(215)563-7000	

**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

<b>SHERIFF SERVICE</b> <b>PROCESS RECEIPT and AFFIDAVIT OF RETURN</b>		<b>INSTRUCTIONS:</b> Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Plaintiff <b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.</b>		Expiration date <b>2006-CV-195</b>
Defendant <b>HEATHER M. UNGER A/K/A HEATHER M. SHUMAN A/K/A HEATHER M. SELLE</b>		Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>
<b>SERVE</b> 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <b>HEATHER M. UNGER A/K/A HEATHER M. SHUMAN A/K/A HEATHER M. SELLER</b>	
<b>AT</b>	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>226 MARTZ STREET, BERWICK, PA 18603</b>	

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 ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number <b>(215)563-7000</b>	Date
<b>SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE</b>		
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.

Expiration date

Plaintiff <b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.</b>	Court Number <b>2006-CV-195</b>
--	------------------------------------

Defendant <b>HEATHER M. UNGER A/K/A HEATHER M. SHUMAN A/K/A HEATHER M. SELLE</b>	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>
---	--

**SERVE**  
  
**AT**

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SAID.

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
**226 MARTZ STREET, BERWICK, PA 18603**

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 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 <b>(215)563-7000</b>	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  Signature of Sheriff  Sheriff of _____	Date  Date
--	---	------------------

## DESCRIPTION

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE IN BRIAR CREEK TOWNSHIP, NOW BOROUGH OF BERWICK, COLUMBIA COUNTY AND STATE OF PENNSYLVANIA, DESIGNATED AS LOTS NUMBERS 33 AND 34 ON THE PLAN OF FAIRVIEW TERRACE, SAID PLAN HAVING BEEN RECORDED IN PLAN BOOK KEPT FOR SUCH PURPOSES AT BLOOMSBURG, PENNSYLVANIA. SAID LOTS BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON THE SOUTHERLY LINE OF MARTZ STREET AT THE EASTERLY CORNER OF LOT NUMBER 32; THENCE SOUTH 19 DEGREES 145 FEET TO AN ALLEY; THENCE NORTH 71 DEGREES EAST BY SAID ALLEY 80 FEET; THENCE NORTH 19 DEGREES WEST BY THE WESTERLY LINE OF LOT NUMBER 35 A DISTANCE OF 145 FEET TO THE SOUTHERLY LINE OF MARTZ STREET; THENCE SOUTH 71 DEGREES WEST 80 FEET TO THE PLACE OF BEGINNING.

Vested by: Deed dated 2/11/04 , given by Keith D. Seely and Lisa E. Seely, his wife to Heather M. Unger, single recorded 2/17/04  
Instrument #: 200401528

Premises being: 226 MARTZ STREET, BERWICK, PA 18603



**DESCRIPTION**

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**DESCRIPTION**

**ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE IN BRIAR CREEK TOWNSHIP, NOW BOROUGH OF BERWICK, COLUMBIA COUNTY AND STATE OF PENNSYLVANIA, DESIGNATED AS LOTS NUMBERS 33 AND 34 ON THE PLAN OF FAIRVIEW TERRACE, SAID PLAN HAVING BEEN RECORDED IN PLAN BOOK KEPT FOR SUCH PURPOSES AT BLOOMSBURG, PENNSYLVANIA. SAID LOTS BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:**

**BEGINNING ON THE SOUTHERLY LINE OF MARTZ STREET AT THE EASTERLY CORNER OF LOT NUMBER 32; THENCE SOUTH 19 DEGREES 145 FEET TO AN ALLEY; THENCE NORTH 71 DEGREES EAST BY SAID ALLEY 80 FEET; THENCE NORTH 19 DEGREES WEST BY THE WESTERLY LINE OF LOT NUMBER 35 A DISTANCE OF 145 FEET TO THE SOUTHERLY LINE OF MARTZ STREET; THENCE SOUTH 71 DEGREES WEST 80 FEET TO THE PLACE OF BEGINNING.**

Vested by: Deed dated 2/11/04 , given by Keith D. Seely and Lisa E. Seely, his wife to Heather M. Unger, single recorded 2/17/04  
Instrument #: 200401528

Premises being: 226 MARTZ STREET, BERWICK, PA 18603

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

Pete Tremper  
Ext. 1481

Representing Lenders in  
Pennsylvania and New Jersey

2006 MAY 25 A 11: 14

5/24/06

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

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**

**vs.**

**HEATHER M. UNGER A/K/A HEATHER M. SHUMAN A/K/A HEATHER M. SELLER**  
**COLUMBIA- No. 2006-CV-195**  
**Action in Mortgage Foreclosure**  
**Premises: 226 MARTZ STREET**  
**BERWICK, PA 18603**

Dear Sir/Madam:

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

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

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

Very truly yours,

By:



Pete Tremper for  
for PHELAN HALLINAN & SCHMIEG

PJT  
Enclosures

507407 036001808:36 150866 6

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

*Thomas S. Hallinan*

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

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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 507407

DATE	05/24/2006
AMOUNT	*****1,350.00

JMO 05/24/2006

Void after 180 days

SECURITY  
MICROPRINTED  
BORDER

Security Features include:  
1. Microprinted border