

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, SUITE 7
SECANE, PA 19018

Martha E. Von Rosenstiel, Esquire
Leslie J. Rase, Esquire
Keri P. Claeys, Esquire

Phone: (610) 328-2887
Fax: (610) 328-2649

August 9, 2007

Sheriff of Columbia County
Real Estate Sales
Court House
Bloomsburg, PA 17815
FAX: 570-389-5625
ATTN: Wendy

RE: SALE DATE: 10/24/07
MORTGAGOR: Guy Slusser
PREMISES: 22 Golf Course Road
CRT./TRM. #: 2006-CV-897
OUR FILE #: 19225

Dear Wendy:

Please **STAY** the Sheriff's Sale scheduled on the above captioned matter.

Kindly send refund (if applicable) as soon as possible, along with a breakdown showing amounts expended.

Thank you for your assistance in this matter.

Sincerely yours,

Trinity McDaniel

Trinity McDaniel
Paralegal

BY: Fax

SHERIFF'S SALE COST SHEET

US Bank VS. Guy T. J. J.
 NO. 15207 ED NO. 903-07 JD DATE/TIME OF SALE Stanford

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	<u>\$180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	<u>\$37.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	<u>\$20.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	<u>\$6.00</u>
NOTARY	<u>\$10.00</u>
TOTAL ***** \$341.00	

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

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY	20	\$	
SCHOOL DIST.	20	\$	
DELINQUENT	20	\$	5.00
TOTAL *****		\$	5.00

MUNICIPAL FEES DUE:

SEWER	20	\$	
WATER	20	\$	
TOTAL *****		\$	

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

TOTAL COSTS (OPENING BID)

$$\begin{array}{r} 1350 \\ \$ 626.00 \\ \hline \end{array}$$
 144

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/3/2007

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 151ED2007

PLAINTIFF

US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
THE MLMI SURF TRUST SERIES 2006-BC2

DEFENDANT
ATTORNEY FIRM

GUY F. SLUSSER
MARTHA E. VONROSENSTIEL P.C.

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON HARRISON Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 8-8-7 TIME 0940 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

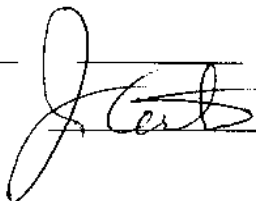
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 8-8-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/3/2007

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 151ED2007

PLAINTIFF

US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
THE MLMI SURF TRUST SERIES 2006-BC2

DEFENDANT
ATTORNEY FIRM

GUY F. SLUSSER
MARTHA E. VONROSENSTIEL P.C.

PERSON/CORP TO SERVED
CYNTHIA GROSHEK-TAX COLLECTOR
218 SHELHAMER ROAD
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON CYNTHIA GROSHEK - TAX COLLECTOR

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8/7/07 TIME 1427 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

John Ferry

DATE

8/7/07

COUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Date: 08/07/2007

Fee: \$5.00

Cert. NO: 3708

SLUSSER GUY F
22 GOLF COURSE ROAD
BERWICK PA 18603

District: CENTRE NORTH TWP
Deed: 20050 -4066
Location: 22 GOLF COURSE RD
Parcel Id:11 -07 -023-01,000

Assessment: 34,916
Balances as of 08/07/2007

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

By: Timothy T. Chamberlain, Per: dm.
Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/3/2007

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 151ED2007

PLAINTIFF

US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
THE MLMI SURF TRUST SERIES 2006-BC2

DEFENDANT
ATTORNEY FIRM

GUY F. SLUSSER
MARTHA E. VONROSENSTIEL P.C.

PERSON/CORP TO SERVED
REGISTER & RECORDER
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Beverly Michael

RELATIONSHIP REGISTERED RECORDER IDENTIFICATION _____

DATE 8-7-7 TIME 6:15 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. C. [Signature]

DATE 8-7-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/3/2007

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 151ED2007

PLAINTIFF

US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
THE MLMI SURF TRUST SERIES 2006-BC2

DEFENDANT
ATTORNEY FIRM

GUY F. SLUSSER
MARTHA E. VONROSENSTIEL P.C.

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP C/ERK IDENTIFICATION _____

DATE 8-7-7 TIME 0820 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eys _____ 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) _____

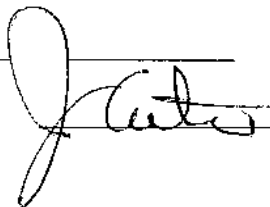
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 8-7-7

REAL ESTATE OUTLINE

ED # 18177

DATE RECEIVED 8-2-87
DOCKET AND INDEX 6-6-87

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>20510</u>

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

SALE DATE Oct. 24, 1987 TIME 2:00
POSTING DATE Sept. 1
ADV. DATES FOR NEWSPAPER
1ST WEEK Oct. 5
2ND WEEK 2
3RD WEEK 107

SHERIFF'S SALE

WEDNESDAY OCTOBER 24, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 151 OF 2007 ED AND CIVIL WRIT NO. 903 OF 2007 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 tract or parcel of land situate in North Center Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pipe on the easterly side of the public road leading from Fowlersville to Briar Creek, in line of land now or late of Charles P. Smith and Geraldine A. Smith, his wife; THENCE along said Smith land South 82 degrees 10 minutes East 357.80 feet to an iron pipe in line of land of the Pennsylvania Railroad Company, formerly the S.B.B. Railroad Company; THENCE along land of said Pennsylvania Railroad Company South 47 degrees 28 minutes West 127.5 feet to an iron pipe; THENCE continuing along said Pennsylvania railroad land in a southwesterly direction 312 feet, more or less, to an iron pipe in the intersection of the northerly line of the public road aforesaid with the westerly line of the railroad right-of-way; THENCE on a curve to the right with a radius of 87 feet, 127.91 feet to an iron pipe in the easterly side of the public road aforesaid; THENCE along said public road North 16 degrees 00 minutes East 197.94 feet to an iron pipe in line of land now or late of Charles P. Smith and wife, the place of Beginning.

CONTAINING 1.52 acres

EXCEPTING and reserving therefrom and thereout, the following tract of land, conveyed by James C. Powlus and Delores J. Powlus, his wife to James B. Jones and Sally D. Jones, his wife, by Deed dated February 18, 1974, recorded in the Columbia County record of Deeds office in Record Book 266, Page 137.

ALL that certain piece or parcel of land situate in the township of North Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner on the East side of the public road leading to Fowlersville and connecting to a road leading to Route No. 11; THENCE along other land of the grantors North 78 degrees 14 minutes west, a distance of 244.80 feet to an iron pin corner on the right-of-way of the Penn Central railroad; THENCE along the right-of-way said Railroad, South 67 degrees 45 minutes West, a distance of 250.40 feet to a point on the side of the aforementioned public road; THENCE along the easterly side of said public road on a curve to the right, a distance of 127.91 feet to a point; THENCE continuing along the East side of said road North 16 degrees East a distance of 75.2 feet to an iron pin corner, the place of Beginning. BEING a parcel of land having an area of 0.50 acres in accordance to a survey prepared by Lawrence G. Lebo, P.E., dated January 31, 1974. BEING Tract No. 4 of the same premises conveyed from James C. Powlus and Delores J. Powlus, his wife to James C. Powlus and Delores J. Powlus, his wife by deed date March 1, 1978 and recorded March 1, 1978 at the Columbia County Recorder of Deeds Office in Deed Book 285, Page 978.

TAX PARCEL NUMBER: #11-07-023-01

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Guy F. Slusser, by Deed from James C. Powlus and Delores J. Powlus, his wife, dated 4/18/2005 in Instrument #200504066

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
Martha E. Von Rosenstiel
PO Box 307
Secane, PA 19018

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

SHERIFF'S SALE

WEDNESDAY OCTOBER 24, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 151 OF 2007 ED AND CIVIL WRIT NO. 903 OF 2007 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:

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BEING a parcel of land having an area of 0.50 acres in accordance to a survey prepared by Lawrence G. Lebo, P.E., dated January 31, 1974.

BEING Tract No. 4 of the same premises conveyed from James C. Powlus and Delores J. Powlus, his wife to James C. Powlus and Delores J. Powlus, his wife by deed date March 1, 1978 and recorded March 1, 1978 at the Columbia County Recorder of Deeds Office in Deed Book 285, Page 978.

TAX PARCEL NUMBER: #11-07-023-01

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Guy F. Shusser, by Deed from James C. Powlus and Delores J. Powlus, his wife, dated 4/18/2005 in Instrument #200504066

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Plaintiff's Attorney

Martha E. Von Rosenstiel

PO Box 307

Secane, PA 19018

Sheriff of Columbia County

Timothy T. Chamberlain

www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY OCTOBER 24, 2007 AT 9:00 AM

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TAX PARCEL NUMBER: #11-07-023-01

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Guy F. Shusser, by Deed from James C. Powlus and Delores J. Powlus, his wife, dated 4/18/2005 in Instrument #200504066

TERMS OF SALE

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

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

Plaintiff's Attorney
Martha E. Von Rosenstiel
PO Box 307
Secane, PA 19018

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

SHERIFF'S SALE

WEDNESDAY OCTOBER 24, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 151 OF 2007 ED AND CIVIL WRIT NO. 903 OF 2007 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 tract or parcel of land situate in North Center Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pipe on the easterly side of the public road leading from Fowlersville to Briar Creek, in line of land now or late of Charles P. Smith and Geraldine A. Smith, his wife; THENCE along said Smith land South 82 degrees 10 minutes East 357.80 feet to an iron pipe in line of land of the Pennsylvania Railroad Company, formerly the S.B.B. Railroad Company; THENCE along land of said Pennsylvania Railroad Company South 47 degrees 28 minutes West 127.5 feet to an iron pipe; THENCE continuing along said Pennsylvania railroad land in a southwesterly direction 312 feet, more or less, to an iron pipe in the intersection of the northerly line of the public road aforesaid with the westerly line of the railroad right-of-way; THENCE on a curve to the right with a radius of 87 feet, 127.91 feet to an iron pipe in the easterly side of the public road aforesaid; THENCE along said public road North 16 degrees 00 minutes East 197.94 feet to an iron pipe in line of land now or late of Charles P. Smith and wife, the place of Beginning.

CONTAINING 1.52 acres

EXCEPTING and reserving therefrom and thereout, the following tract of land, conveyed by James C. Powhus and Delores J. Powlus, his wife to James B. Jones and Sally D. Jones, his wife, by Deed dated February 18, 1974, recorded in the Columbia County record of Deeds office in Record Book 266, Page 137.

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BEGINNING at an iron pin corner on the East side of the public road leading to Fowlersville and connecting to a road leading to Route No. 11; THENCE along other land of the grantors North 78 degrees 14 minutes west, a distance of 244.80 feet to an iron pin corner on the right-of-way of the Penn Central railroad; THENCE along the right-of-way said Railroad, South 67 degrees 45 minutes West, a distance of 250.40 feet to a point on the side of the aforementioned public road; THENCE along the easterly side of said public road on a curve to the right, a distance of 127.91 feet to a point; THENCE continuing along the East side of said road North 16 degrees East a distance of 75.2 feet to an iron pin corner, the place of Beginning.

BEING a parcel of land having an area of 0.50 acres in accordance to a survey prepared by Lawrence G. Lebo, P.E., dated January 31, 1974.

BEING Tract No. 4 of the same premises conveyed from James C. Powlus and Delores J. Powlus, his wife to James C. Powlus and Delores J. Powlus, his wife by deed date March 1, 1978 and recorded March 1, 1978 at the Columbia County Recorder of Deeds Office in Deed Book 285, Page 978.

TAX PARCEL NUMBER: #11-07-023-01

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Martha E. Von Rosenstiel
PO Box 307
Secane, PA 19018

Sheriff of Columbia County
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Plaintiff's Attorney
Martha E. Von Roscnstiel
PO Box 307
Secane, PA 19018

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

Commonwealth Of Pennsylvania
COUNTY OF COLUMBIA

US BANK, NATIONAL ASSOCIATION AS
TRUSTEE FOR THE MLMI SURF TRUST
SERIES 2006-BC2
c/o Wilshire Credit Corp 14523 SW Millikan
Way, Suite 200
Beaverton, OR 97005

COURT OF COMMON PLEAS
DOCKET NO. 2007 CV 903 MF
ATTORNEY I.D. #52634

2007-ED-151

v

GUY F SLUSSER
22 Golf Course Road
Berwick, PA 18603

Writ Of Execution
(Mortgage Foreclosure)

TO THE SHERIFF OF COLUMBIA COUNTY

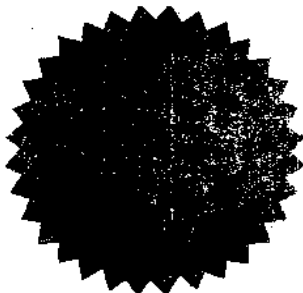
To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property: 22 Golf Course Road Berwick PA 18603 (see attached Exhibit I)

AMOUNT DUE		\$ 114,365.19
INTEREST FROM	7/11/2007 to Sale Date	
	at \$18.80 per diem	\$
TOTAL*		\$
*Plus costs to be endorsed		

Tami Kline, Prothonotary

By:

Tami B. Kline
Deputy



COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
NO. 2007 CV 903 MF

US BANK, NATIONAL ASSOCIATION AS
TRUSTEE FOR THE MLMI SURF TRUST
SERIES 2006-BC2

v.
GUY F SLUSSER

Writ of Execution
(Mortgage Foreclosure)

COSTS	
Amount due	\$114,365.19
Interest from	
7/11/2007 to Sale Date at	
\$18.80 per diem	\$
Attorney	
Atty.'s Comm	
Copies	
Prothy	
Sat	
Sheriff's Costs	
Foreclosure Costs	
TOTAL	

Martha E. Von Rosenstiel
Attorney for Plaintiff
649 South Avenue, Unit #7
Secane, PA 19018
(610) 328-2887

Complaint \$90.57 pd
Judgment \$14.00 pd
Fees \$23.00 pd
Satisfy \$ 7.00

Martha E. Von Rosenstiel, P.C.
 Martha E. Von Rosenstiel, Esquire
 649 South Avenue, Unit 6
 Secane, PA 19018
 610-328-2887
 Attorney I.D.# 52634

Attorney for Plaintiff

US BANK, NATIONAL ASSOCIATION AS : COURT OF COMMON PLEAS
 TRUSTEE FOR THE MLMI SURF TRUST : COLUMBIA COUNTY
 SERIES 2006-BC2 :

Plaintiff :

VS. :

GUY F SLUSSER :

Defendant(S)s :

NO: 2007 CV 903 MF

2007-ED-151

LEGAL DESCRIPTION

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Commonwealth of Pennsylvania

COUNTY OF COLUMBIA

US BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR
THE MLMI SURF TRUST SERIES 2006-BC2

v.

GUY F SLUSSER

COURT OF COMMON PLEAS

DOCKET NO. 2007 CV 903 MF
ATTORNEY I.D. #52634

2007-ED-151

Praecipe for Writ of Execution

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:

AMOUNT DUE

\$ 114,365.19

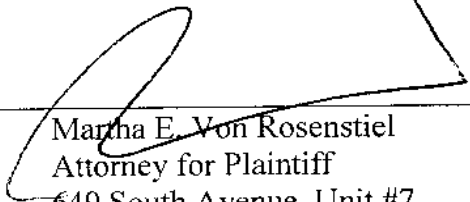
INTEREST from 7/11/2007 to Sale Date

At \$18.80 per diem

\$
\$

TOTAL*

*Plus costs to be endorsed


Martha E. Von Rosenstiel
Attorney for Plaintiff
649 South Avenue, Unit #7
Secane, PA 19018
(610) 328-2887

PREM: 22 Golf Course Road, Berwick, PA 18603

FILED
2007 AUG -1 A 11:40
PROTHONOTARY
CLERK OF COURT
JUDICIAL BRANCH
COUNTY OF COLUMBIA, PA

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:

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

2. Article Number

(Transfer from service label)

7006 2760 0004 5957 7780

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

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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.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

2. Article Number

(Transfer from service label)

7006 2760 0004 5957 7759

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature  151
B. Received by (Printed Name) DAVID L. PAYNE ☒ Agent ☐ Address

C. Date of Delivery AUG 08 2004

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature  151
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☐ Yes

Commonwealth Of Pennsylvania
COUNTY OF COLUMBIA

JS BANK, NATIONAL ASSOCIATION AS
TRUSTEE FOR THE MLMI SURF TRUST
SERIES 2006-BC2
c/o Wilshire Credit Corp 14523 SW Millikan
Way, Suite 200
Beaverton, OR 97005

v

COURT OF COMMON PLEAS
DOCKET NO. 2007 CV 903 MF
ATTORNEY I.D. #52634

2007-ED-151

BUY F SLUSSER
12 Golf Course Road
Berwick, PA 18603

Writ Of Execution
(Mortgage Foreclosure)

TO THE SHERIFF OF COLUMBIA COUNTY

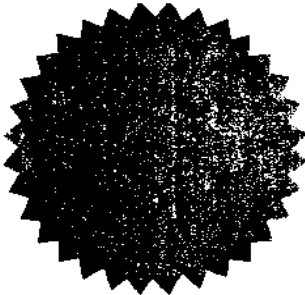
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By:

Tami B. Kline
Deputy



Martha E. Von Rosenstiel, P.C.
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Secane, PA 19018
610-328-2887
Attorney I.D.# 52634

Attorney for Plaintiff

US BANK, NATIONAL ASSOCIATION AS : COURT OF COMMON PLEAS
TRUSTEE FOR THE MLMI SURF TRUST : COLUMBIA COUNTY
SERIES 2006-BC2 :

Plaintiff :

VS. :

GUY F SLUSSER :

Defendant(s) :

NO: 2007 CV 903 MF

2007-ED 951

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ALL that certain piece or parcel of land situate in the township of North Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner on the East side of the public road leading to Fowlersville and connecting to a road leading to Route No. 11;

THENCE along other land of the grantors North 78 degrees 14 minutes west, a distance of 244.80 feet to an iron pin corner on the right-of-way of the Penn Central railroad;

THENCE along the right-of-way said Railroad, South 67 degrees 45 minutes West, a distance of 250.40 feet to a point on the side of the aforementioned public road;

THENCE along the easterly side of said public road on a curve to the right, a distance of 127.91 feet to a point;

THENCE continuing along the East side of said road North 16 degrees East a distance of 75.2 feet to an iron pin corner, the place of Beginning.

BEING a parcel of land having an area of 0.50 acres in accordance to a survey prepared by Lawrence G. Lebo, P.E., dated January 31, 1974.

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TAX PARCEL NUMBER: #11-07-023-01

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Guy F. Slusser, by Deed from James C. Powlus and Delores J. Powlus, his wife, dated 4/18/2005 and recorded 4/22/2005 in Instrument #200504066.

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel, Esquire
649 South Avenue, Unit 6
Secane, PA 19018
610-328-2887
Attorney I.D.# 52634

#21070CAM - DK
Attorney for Plaintiff

US BANK, NATIONAL ASSOCIATION AS : COURT OF COMMON PLEAS
TRUSTEE FOR THE MLMI SURF TRUST : COLUMBIA COUNTY
SERIES 2006-BC2 :
Plaintiff :
VS. : NO: 2007 CV 903 MF
GUY F SLUSSER :
Defendant(s) : *2007-ED-151*

AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1

MARTHA E. VON ROSENSTIEL, ESQUIRE, attorney for the Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 22 Golf Course Road, Berwick, PA 18603:

1. Name and address of owners(s) or reputed owner(s)

Guy F Slusser
22 Golf Course Road
Berwick, PA 18603

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

Guy F Slusser
22 Golf Course Road
Berwick, PA 18603

3. Name and address of every other person of whom plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Columbia County Tax Claim
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Register of Wills
County Courthouse
Bloomsburg, PA 17815

Family Court/Domestic Relations
Columbia County Courthouse
P.O. Box 389
Bloomsburg, PA 17815

Attorney General of the U.S.
C/O Assistant Attorney General
Tax Division
U.S. Department of Justice
P.O. Box 227
Washington, DC 20044

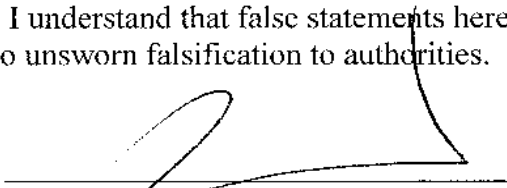
PA Department of Revenue
Inheritance Tax Bureau
Strawberry Square, 11th Floor
Harrisburg, PA 17128

Bureau of Compliance
Clearance support Section
Attn: Sheriff Sales
Dept. 281230
Harrisburg, PA 17129

Department of Public Welfare
P.O. Box 2675
Harrisburg, PA 17105

Occupant
22 Golf Course Road
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. Section 4904 relating to unsworn falsification to authorities.



Martha E. Von Rosenstiel
Attorney for Plaintiff

Dated: July 30, 2007

MARTHA E. VON ROSENSTIEL, P.C.
ATTORNEY AT LAW
649 SOUTH AVENUE, SUITE 7
SECANE, PA 19018

Martha E. Von Rosenstiel, Esquire
Keri P. Claeys, Esquire

Phone: (610) 328-2887
Fax: (610) 328-2649

July 30, 2007

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

RE: US Bank, National Association as Trustee for the MLMI SURF
Trust Series 2006-BC2 v. Guy F Slusser
Our File# 21070
CCP 2007 CV 903 MF

Dear Sir or Madam:

Enclosed please find the documents necessary to schedule the above property for the next available sale date.

Please make service on person(s) named AT ALL ADDRESSES INDICATED (OR serve any adult in charge of premises and note name and relationship to defendant(s) on service return. Special service will be noted.

Guy F Slusser
22 Golf Course Road
Berwick, PA 18603

Please advise me once service has been made. I have enclosed a self-addressed stamped envelope for your convenience in returning the service form. Thank you for your assistance in this matter.

Sincerely yours,
Dawn Killen
Dawn Killen

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel, Esquire
649 South Avenue, Unit 6
Secane, PA 19018
610-328-2887
Attorney I.D.# 52634

#21070CAM - DK
Attorney for Plaintiff

US BANK, NATIONAL ASSOCIATION AS : COURT OF COMMON PLEAS
TRUSTEE FOR THE MLMI SURF TRUST : COLUMBIA COUNTY
SERIES 2006-BC2 :
Plaintiff :
VS. : NO: 2007 CV 903 MF
GUY F SLUSSER :
Defendant(s) : *2007-ED-151*

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22 Golf Course Road
Berwick, PA 18603

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

Guy F Slusser
22 Golf Course Road
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Bloomsburg, PA 17815

Attorney General of the U.S.
C/O Assistant Attorney General
Tax Division
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P.O. Box 227
Washington, DC 20044

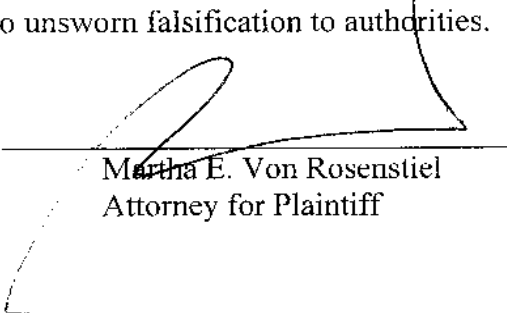
PA Department of Revenue
Inheritance Tax Bureau
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Harrisburg, PA 17128

Bureau of Compliance
Clearance support Section
Attn: Sheriff Sales
Dept. 281230
Harrisburg, PA 17129

Department of Public Welfare
P.O. Box 2675
Harrisburg, PA 17105

Occupant
22 Golf Course Road
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. Section 4904 relating to unsworn falsification to authorities.



Martha E. Von Rosenstiel
Attorney for Plaintiff

Dated: July 30, 2007

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel, Esquire
649 South Avenue, Unit 6
Secane, PA 19018
Phone: 610-328-2887
Attorney I.D. #52634

Attorney for Plaintiff

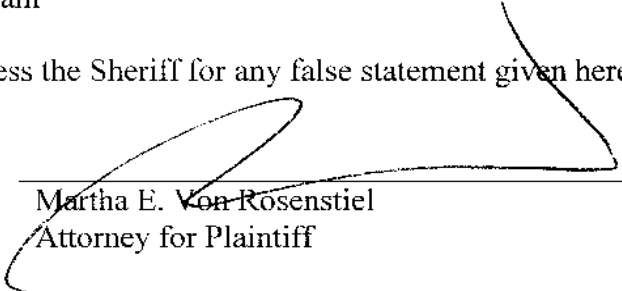
US BANK, NATIONAL ASSOCIATION AS : COURT OF COMMON PLEAS
TRUSTEE FOR THE MLMI SURF TRUST : COLUMBIA COUNTY
SERIES 2006-BC2 :
Plaintiff :
vs. : No: 2007 CV 903 MF
GUY F SLUSSER :
Defendant(s) : *2007-ED-151*

CERTIFICATE TO THE SHERIFF

I hereby certify that I am the attorney of record for the plaintiff in this action again real property and further certify that this property is:

- ☐ FHA – Tenant Occupied or Vacant
- ☐ Commercial
- ☐ As a result of a Complaint in Assumpsit
- ☒ XX That the plaintiff has complied in all respects with Section 403 of the Mortgage Assistance Act including, but not limited to:
- (a) Service of the Notice on the Defendants
 - (b) Expiration of the 30 days since Service of the Notice
 - (c) Defendants' failure to request or appear at meeting with mortgagee or Consumer Credit Counseling Agency
 - (d) Defendants' Failure to file application with the Homeowners Emergency Assistance Program

I further agree to indemnify and hold harmless the Sheriff for any false statement given herein.



Martha E. Von Rosenstiel
Attorney for Plaintiff

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel, Esquire
649 South Avenue, Unit 6
Secane, PA 19018
610-328-2887
Attorney I.D.# 52634

Attorney for Plaintiff

US BANK, NATIONAL ASSOCIATION AS	:	COURT OF COMMON PLEAS
TRUSTEE FOR THE MLMI SURF TRUST	:	COLUMBIA COUNTY
SERIES 2006-BC2	:	
Plaintiff	:	
	:	
VS.	:	NO: 2007 CV 903 MF
GUY F SLUSSER	:	<i>2007-ED-151</i>
Defendant(s)	:	
	:	

AFFIDAVIT OF WHEREABOUTS OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA:

: SS

COUNTY OF DELAWARE

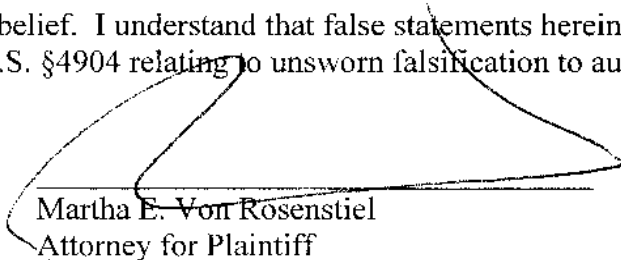
:

MARTHA E. VON ROSENSTIEL, ESQUIRE, attorney for the Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the Defendant(s) and the real property located at 22 Golf Course Road, Berwick, PA 18603:

1. Name and address of owner(s) or reputed owner(s) or Defendant(s) in the judgment:

Guy F Slusser
22 Golf Course Road
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. §4904 relating to unsworn falsification to authorities.


Martha E. Von Rosenstiel
Attorney for Plaintiff

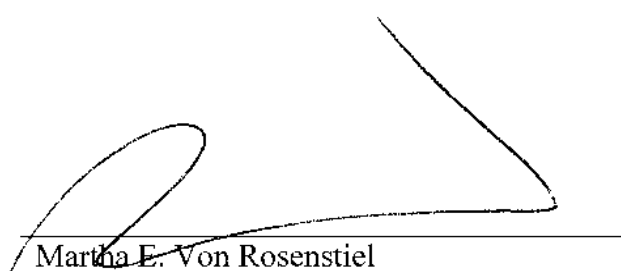
Martha E. Von Rosenstiel, P.C.
 Martha E. Von Rosenstiel, Esquire
 649 South Avenue, Unit 6
 Secane, PA 19018
 610-328-2887
 Attorney I.D.# 52634

Attorney for Plaintiff

US BANK, NATIONAL ASSOCIATION AS	:	COURT OF COMMON PLEAS
TRUSTEE FOR THE MLMI SURF TRUST	:	COLUMBIA COUNTY
SERIES 2006-BC2	:	
plaintiff	:	
	:	
vs.	:	No: 2007 CV 903 MF
GUY F SLUSSER	:	<i>2007-ED-151</i>
defendant(s)	:	

WAIVER OF WATCHMAN AND WAIVER OF INSURANCE

ANY DEPUTY SHERIFF LEVYING UPON OR ATTACHING ANY PROPERTY UNDER WHICH 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: AND THE SHERIFF IS HEREBY RELEASED FROM ALL LIABILITY TO PROTECT THE PROPERTY DESCRIBED IN THE ABOVE EXECUTION BY INSURANCE, WHICH INSURANCE IS HEREBY WAIVED.


 Martha E. Von Rosenstiel
 Attorney for Plaintiff

Dated: July 30, 2007

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel
649 South Avenue, Unit 6
Secane, PA 19018
610-328-2887
Attorney I.D.# 52634

Attorney for Plaintiff

US BANK, NATIONAL ASSOCIATION AS	:	COURT OF COMMON PLEAS
TRUSTEE FOR THE MLMI SURF TRUST SERIES	:	COLUMBIA COUNTY
2006-BC2	:	
Plaintiff	:	
	:	
vs.	:	No: 2007 CV 903 MF
	:	<i>2007-ED-151</i>
GUY F SLUSSER	:	
Defendant(S)	:	

NON MILITARY AFFIDAVIT

Martha E. Von Rosenstiel, Esquire hereby certifies that:

1. I am the attorney for the plaintiff herein.
2. The individual involved in this action is the owner of the premises described in the mortgage underlying this action.
3. The procedures of the Law Office of Martha E. Von Rosenstiel, P.C. are designed to discover facts concerning the military status of the mortgagor(s) and/or real owner(s).
4. Said procedures were followed in connection with the instant foreclosure proceeding.
5. Inquiry made with the Department of Defense, has confirmed that the defendant(s) is/are not in the military.
5. On information and belief, named mortgagor(s) and real owner(s) is/are not incompetent nor a service member in military service as defined by the Servicemembers Civil Relief Act, 50 U.S.C. Appx. Section 501 et seq.

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


Martha E. Von Rosenstiel
Attorney for Plaintiff

Dated: July 30, 2007

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel, Esquire
649 South Avenue, Unit 6
Secane, PA 19018
610-328-2887
Attorney I.D.# 52634

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US BANK, NATIONAL ASSOCIATION AS :	COURT OF COMMON PLEAS
TRUSTEE FOR THE MLMI SURF TRUST :	COLUMBIA COUNTY
SERIES 2006-BC2 :	
Plaintiff :	
VS. :	NO: 2007 CV 903 MF
GUY F SLUSSER :	<i>2007-ED-151</i>
Defendant(S)s :	

LEGAL DESCRIPTION

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THENCE along said Smith land South 82 degrees 10 minutes East 357.80 feet to an iron pipe in line of land of the Pennsylvania Railroad Company, formerly the S.B.B. Railroad Company;

THENCE along land of said Pennsylvania Railroad Company South 47 degrees 28 minutes West 127.5 feet to an iron pipe;

THENCE continuing along said Pennsylvania railroad land in a southwesterly direction 312 feet, more or less, to an iron pipe in the intersection of the northerly line of the public road aforesaid with the westerly line of the railroad right-of-way;

THENCE on a curve to the right with a radius of 87 feet, 127.91 feet to an iron pipe in the easterly side of the public road aforesaid;

THENCE along said public road North 16 degrees 00 minutes East 197.94 feet to an iron pipe in line of land now or late of Charles P. Smith and wife, the place of Beginning.

CONTAINING 1.52 acres.

EXCEPTING and reserving therefrom and thereout, the following tract of land, conveyed by James C. Powlus and Delores J. Powlus, his wife to James B. Jones and Sally D. Jones, his wife, by Deed dated February 18, 1974, recorded in the Columbia County record of Deeds office in Record Book 266, Page 137.

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US BANK, NATIONAL ASSOCIATION AS : COURT OF COMMON PLEAS
TRUSTEE FOR THE MLMI SURF TRUST : COLUMBIA COUNTY
SERIES 2006-BC2 :

Plaintiff :

VS. :

GUY F SLUSSER :

Defendant(s) :

NO: 2007 CV 903 MF

2007-ED-151

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TRUSTEE FOR THE MLMI SURF TRUST :	COLUMBIA COUNTY
SERIES 2006-BC2 :	
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610-328-2887
Attorney I.D.# 52634

Attorney for Plaintiff

US BANK, NATIONAL ASSOCIATION AS : COURT OF COMMON PLEAS
TRUSTEE FOR THE MLMI SURF TRUST : COLUMBIA COUNTY
SERIES 2006-BC2 :

Plaintiff :

VS. :

GUY F SLUSSER :

Defendant(S)s :

NO: 2007 CV 903 MF

2007-ED-151

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BEING Tract No. 4 of the same premises conveyed from James C. Powlus and Delores J. Powlus, his wife to James C. Powlus and Delores J. Powlus, his wife by deed date March 1, 1978 and recorded March 1, 1978 at the Columbia County Recorder of Deeds Office in Deed Book 285, Page 978.

TAX PARCEL NUMBER: #11-07-023-01

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Guy F. Slusser, by Deed from James C. Powlus and Delores J. Powlus, his wife, dated 4/18/2005 and recorded 4/22/2005 in Instrument #200504066.

AFFIDAVIT OF SERVICE

PLAINTIFF:

US Bank, National Association as Trustee for the MLMI SURF Trust Series 2006-BC2

DEFENDANT

Guy F Slusser

COURT OF COMMON PLEAS

Columbia COUNTY

COURT NO. 2007 CV 903 MF

SERVE UPON:

Guy F Slusser
22 Golf Course Road
Berwick, PA 18603

TYPE OF ACTION

XX WRIT OF EXECUTION

SPECIAL INSTRUCTIONS:

SERVED

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

<u>Defendant personally served.</u> <u>Adult family member with whom Defendant resides.</u> Relationship is _____ <u>Adult in charge of Defendant's residence who refused</u> to give name/relationship.	_____ Manager/Clerk of place of lodging in which Defendant resides. _____ Agent or person in charge of Defendant's office or usual place of business. _____ Other
--	---

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

I, _____, a competent adult, being duly sworn according to law, depose and state that I personally handed to _____ a true and correct copy of the **WRIT OF EXECUTION** issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed

before me this _____ day
of _____, 20____.

Notary:

NOT SERVED

By: _____

On the _____ day of _____, 20____, at _____ o'clock _____ M., Defendant NOT FOUND because:

_____ Moved _____ Unknown _____ No Answer _____ Vacant

Date of Attempt:	Time of Attempt:	Result:

Sworn to and subscribed

before me this _____ day
of _____, 200____.

Notary:

By: _____

ATTORNEY

Martha E. Von Rosenstiel, P.C.
469 South Avenue, Unit 7
Secane, PA 19018
610-328-2887

AFFIDAVIT OF SERVICE

PLAINTIFF:

US Bank, National Association as Trustee for the MLMI SURF Trust Series 2006-BC2

COURT OF COMMON PLEAS

DEFENDANT

Columbia COUNTY

Guy F Slusser

COURT NO. 2007 CV 903 MF

SERVE UPON:

Guy F Slusser

22 Golf Course Road

Berwick, PA 18603

TYPE OF ACTION

XX WRIT OF EXECUTIONSERVED

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

<u>Defendant personally served.</u> <u>Adult family member with whom Defendant resides.</u> Relationship is _____ <u>Adult in charge of Defendant's residence who refused</u> to give name/relationship.	_____ Manager/Clerk of place of lodging in which Defendant resides. _____ Agent or person in charge of Defendant's office or usual place of business. _____ Other
--	---

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

I, _____, a competent adult, being duly sworn according to law, depose and state that I personally handed to _____ a true and correct copy of the **WRIT OF EXECUTION** issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed

before me this _____ day
of _____, 20____.

Notary:

By: _____

NOT SERVED

On the _____ day of _____, 20____, at _____ o'clock _____ M., Defendant NOT FOUND because:

_____ Moved _____ Unknown _____ No Answer _____ Vacant

Date of Attempt:	Time of Attempt:	Result:

Sworn to and subscribed

before me this _____ day
of _____, 200____.

Notary:

By: _____

ATTORNEY

Martha E. Von Rosenstiel, P.C.

469 South Avenue, Unit 7

Secane, PA 19018

610-328-2887

Martha E. Von Rosenstiel, P.C.
 Martha E. Von Rosenstiel, Esquire
 649 South Avenue, Unit 6
 Secane, PA 19018
 610-328-2887
 Attorney I.D.# 52634

Attorney for Plaintiff

US BANK, NATIONAL	:	COURT OF COMMON PLEAS
ASSOCIATION AS TRUSTEE FOR	:	COLUMBIA COUNTY
THE MLMI SURF TRUST SERIES	:	
2006-BC2	:	
Plaintiff	:	
	:	No: 2007 CV 903 MF
vs.	:	<i>2007-ED-151</i>
GUY F SLUSSER	:	
Defendant(s)	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

The real estate and improvements, if any, located at and known as 22 Golf Course Road Berwick, PA 18603 will be sold by the Sheriff of Columbia County on

Date of Sale:

Time of Sale: 10:00 a.m.

Place of Sale: Columbia County Courthouse.

This sale is being held on a Judgment in Mortgage Foreclosure filed under Docket No. 2007 CV 903 MF in the Court of Common Pleas of Columbia County by US Bank, National Association as Trustee for the MLMI SURF Trust Series 2006-BC2, Plaintiff against Guy F Slusser, Defendant(s). Judgment was entered on July 10, 2007 in the amount of \$114,365.19. The property was seized and taken in execution as the property of Guy F Slusser.

The property to be sold at Sheriff's Sale is described as follows:

ALL THAT CERTAIN tract or parcel of land situate in North Center Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pipe on the easterly side of the public road leading from Fowlersville to Briar Creek, in line of land now or late of Charles P. Smith and Geraldine A. Smith, his wife;

THENCE along said Smith land South 82 degrees 10 minutes East 357.80 feet to an iron pipe in line of land of the Pennsylvania Railroad Company, formerly the S.B.B. Railroad Company;

THENCE along land of said Pennsylvania Railroad Company South 47 degrees 28 minutes West 127.5 feet to an iron pipe;

THENCE continuing along said Pennsylvania railroad land in a southwesterly direction 312 feet, more or less, to an iron pipe in the intersection of the northerly line of the public road aforesaid with the westerly line of the railroad right-of-way;

THENCE on a curve to the right with a radius of 87 feet, 127.91 feet to an iron pipe in the easterly side of the public road aforesaid;

THENCE along said public road North 16 degrees 00 minutes East 197.94 feet to an iron pipe in line of land now or late of Charles P. Smith and wife, the place of Beginning.

CONTAINING 1.52 acres.

EXCEPTING and reserving therefrom and thereout, the following tract of land, conveyed by James C. Powlus and Delores J. Powlus, his wife to James B. Jones and Sally D. Jones, his wife, by Deed dated February 18, 1974, recorded in the Columbia County record of Deeds office in Record Book 266, Page 137.

ALL that certain piece or parcel of land situate in the township of North Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner on the East side of the public road leading to Fowlersville and connecting to a road leading to Route No. 11;

THENCE along other land of the grantors North 78 degrees 14 minutes west, a distance of 244.80 feet to an iron pin corner on the right-of-way of the Penn Central railroad;

THENCE along the right-of-way said Railroad, South 67 degrees 45 minutes West, a distance of 250.40 feet to a point on the side of the aforementioned public road;

THENCE along the easterly side of said public road on a curve to the right, a distance of 127.91 feet to a point;

THENCE continuing along the East side of said road North 16 degrees East a distance of 75.2 feet to an iron pin corner, the place of Beginning.

BEING a parcel of land having an area of 0.50 acres in accordance to a survey prepared by Lawrence G. Lebo, P.E., dated January 31, 1974.

BEING Tract No. 4 of the same premises conveyed from James C. Powlus and Delores J. Powlus, his wife to James C. Powlus and Delores J. Powlus, his wife by deed date March 1, 1978 and recorded March 1, 1978 at the Columbia County Recorder of Deeds Office in Deed Book 285, Page 978.

TAX PARCEL NUMBER: #11-07-023-01

IMPROVEMENTS: Residential Dwelling

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of the filing of said schedule. Judgment was recovered in the Court of Common Pleas of Columbia County Civil Action No. 2007 CV 903 MF. You should check with the Sheriff's Office by calling (570) 389-5622 to determine the actual date of the filing of the schedule. No further notice of the filing of the Schedule of Distribution will be given.

Timothy T. Chamberlain, Sheriff of
Columbia County

ATTORNEY FOR PLAINTIFF: MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esquire
Attorney for Plaintiff
649 South Avenue, Unit #6
Secane, PA 19018
Phone: (610) 328-2887
Fax: (610) 328-2875

22310

SOVEREIGN BANK
PHILADELPHIA, PA 19103
603-7269/2313

MARTHA E VON ROSENSTIEL, P.C.
F-ACCOUNT
649 SOUTH AVENUE
UNIT 7
SECANE, PA 19018
(610) 328-2887

7/31/2007

\$ **1,350.00

PAY TO THE
ORDER OF

Sheriff Of Columbia County

One Thousand Three Hundred Fifty and 00/100*****

DOLLARS A

Sheriff Of Columbia County

Maureen Vetter

21070

RFAC

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