

# SHERIFF'S SALE COST SHEET

MERS vs. Wise  
 NO. 183-07 ED NO. 815-05 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	<u>\$165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	<u>\$30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	<u>\$40.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	<del>\$35.00</del>
TRANSFER TAX FORM	<del>\$25.00</del>
DISTRIBUTION FORM	<del>\$25.00</del>
COPIES	<u>\$5.50</u>
NOTARY	<u>\$15.00</u>
TOTAL ***** \$ <u>343.00</u>	

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

PROTHONOTARY (NOTARY)	<del>\$10.00</del>
RECORDER OF DEEDS	\$ <u>    </u>
TOTAL ***** \$ <u>-0-</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>    </u>
SCHOOL DIST. 20	\$ <u>    </u>
DELINQUENT 20	<u>\$5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>    </u>
WATER 20	\$ <u>    </u>
TOTAL ***** \$ <u>-0-</u>	

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

TOTAL COSTS (OPENING BID)

1356.- Dep.  
 \$ 618.00  
 732.00 Refund

**Phelan Hallinan and Schmieg, L.L.P.  
One Penn Center at Suburban Station  
1617 John F. Kennedy  
Suite 1400  
Philadelphia, PA 19103-1814  
215-583-7000  
Main Fax 215-583-5534**

Peter J. Tremper  
Legal Assistant, Ext. 1481

Representing Lenders in  
Pennsylvania and New Jersey

January 2, 2008

**Via Telefax 570-389-5625**

Memorandum

To: Office of the Sheriff  
COLUMBIA County

Attn: Real Estate Dept.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
vs.  
JAY E. WISE, JR.  
JOEY B. WISE A/K/A JOEY P. PFLEEGOR  
COLUMBIA- No. 2005-CV-815

Premises: 3 SANDY RUN ROAD  
BENTON, PA 17814

Dear Sir or Madam:

Please **STAY** the Sheriff's Sale of the above referenced property which is scheduled for **February 6, 2008**.

Defendant filed Ch. 13 Bankruptcy on 12/28/07 at #07-53388.

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

Very truly yours,

Peter J. Tremper

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 # 183ED2007  
SYSTEMS, INC.

VS

MORTGAGE FORECLOSURE


JAY E. WISE, JR.  
JOEY B. WISE A/K/A JOEY P. PFLEEGOR

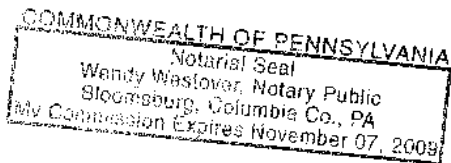
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, OCTOBER 23, 2007, AT 5:30 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JAY WISE, JR. AT 3 SANDY RUN ROAD, BENTON BY HANDING TO JOEY WISE, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,


SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, OCTOBER 24, 2007

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
J. ARTER  
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

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MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. Docket # 183ED2007

VS

MORTGAGE FORECLOSURE

JAY E. WISE, JR.  
JOEY B. WISE A/K/A JOEY P. PFLEEGOR

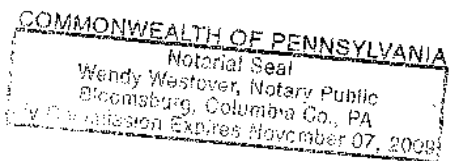
AFFIDAVIT OF SERVICE

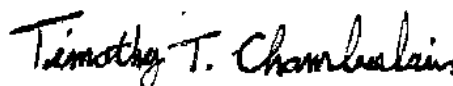
NOW, THIS TUESDAY, OCTOBER 23, 2007, AT 5:30 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JOEY WISE AKA JOEY PFLEEFOR AT 3 SANDY RUN ROAD, BENTON BY HANDING TO JOEY WISE, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

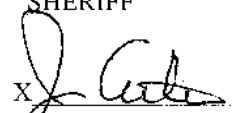
SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, OCTOBER 24, 2007

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
J. CARTER  
DEPUTY SHERIFF

# **L N Office of Tullio DeLuca**

**381 N. 9th Street**

**Scranton, PA 18504**

**E-Mail: Tullio.DeLuca@verizon.net**

**Tullio DeLuca, Esquire  
Frank J. Packer, Esquire**

**Telephone: (570) 347-7764**

**Facsimile: (570) 347-7763**

**December 28, 2007**

**Via Fax No. 389-5625 and First Class Mail**

**Columbia County Sheriff's Office  
P.O. Box 380  
35 West Main Street  
Bloomsburg, PA 17815**

**RE: Mortgage Electronic Registration Systems, Inc. vs. Jay E.  
Wise, Jr.  
No. 2005-CV-815  
Sheriff Sale: February 06, 2008**

**Jay E. Wise, Jr.  
Chapter 13; Case No. 5-07-53388-RNO  
Date Filed: December 28, 2007**

**Dear Sir/Madam:**

Please be advised that I have been retained to represent Jay Wise's interest in the above-referenced Chapter 13 Bankruptcy proceeding filed on December 28, 2007 with the United States Bankruptcy Court for the Middle District of Pennsylvania. A copy of the Notice of Bankruptcy Case Filing is enclosed for your records. I kindly request that you cease further collection efforts on the above matter. **Specifically, I request that do not advertise the sheriff sale in the paper and that you remove the property from the sheriff sale list scheduled for February 06, 2008.**

If you have any questions, please feel free to contact me at my office.  
Thank you.

Very truly yours,



**Tullio DeLuca, Esquire**

**TD/lm  
Enclosure**

**cc: Mr. Jay E. Wise, Jr.**

United States Bankruptcy Court  
Middle District of Pennsylvania

**Notice of Bankruptcy Case Filing**

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 12/28/2007 at 3:12 PM and filed on 12/28/2007.

**Jay Earl Wise, Jr.**

3 Sandy Run Lane

Benton, PA 17814

SSN: xxx-xx-5944

*aka*

**Jay E. Wise, Jr.**

*aka*

**Jay Wise, Jr.**



The case was filed by the debtor's attorney:      The bankruptcy trustee is:

**Tullio DeLuca**

381 N. 9th Street

Scranton, PA 18504

570 347-7764

**Charles J. DeHart, III (Trustee)**

8125 Adams Drive, Suite A

Hummelstown, PA 17036

717 566-6097

The case was assigned case number 5:07-bk-53388-RNO to Judge Robert N Opel.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our *Internet* home page <http://www.pamb.uscourts.gov/> or at the Clerk's Office, U.S. Bankruptcy Court, 274 Max Rosenn U.S. Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

**Arlene E Righter  
Clerk, U.S. Bankruptcy  
Court**

**PACER Service Center**

**Transaction Receipt**

12/28/2007 15:13:58			
<b>PACER Login:</b>	td0084	<b>Client Code:</b>	
<b>Description:</b>	Notice of Filing	<b>Search Criteria:</b>	5:07-bk-53388- RNO
<b>Billable Pages:</b>	1	<b>Cost:</b>	0.08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/10/2007

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 183ED2007

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT JAY E. WISE, JR.  
JOEY B. WISE A/K/A JOEY P. PFLEEGOR

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

**PERSON/CORP TO SERVED**

SHIRLEY LOCKARD-TAX COLLECTOR

541 CAMP LAVIGNE ROAD

BENTON

**PAPERS TO SERVED**

MORTGAGE FORECLOSURE

SERVED UPON SHIRLEY

RELATIONSHIP Tax Collector IDENTIFICATION \_\_\_\_\_

DATE 12-27-7 TIME 12:30 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. Carter

DATE 12-27-7



**Law Office of Tullio DeLuca**

381 N. 9th Street

Scranton, PA 18504

E-Mail: [Tullio.DeLuca@verizon.net](mailto:Tullio.DeLuca@verizon.net)

**Tullio DeLuca, Esquire**  
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**Telephone: (570) 347-7764**  
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December 28, 2007

Via Fax No. 389-5625 and First Class Mail

Columbia County Sheriff's Office  
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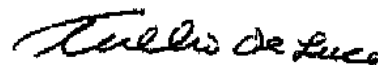
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**Chapter 13; Case No. 5-07-53388-RNO**  
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Thank you.

Very truly yours,



Tullio DeLuca, Esquire

TD/lm  
Enclosure

cc: Mr. Jay E. Wise, Jr.

United States Bankruptcy Court  
Middle District of Pennsylvania

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**Jay Earl Wise, Jr.**  
3 Sandy Run Lane  
Benton, PA 17814  
SSN: xxx-xx-5944  
*aka*  
**Jay E. Wise, Jr.**  
*aka*  
**Jay Wise, Jr.**

The case was filed by the debtor's attorney:      The bankruptcy trustee is:

**Tullio DeLuca**  
381 N. 9th Street  
Scranton, PA 18504  
570 347-7764

**Charles J. DeHart, III (Trustee)**  
8125 Adams Drive, Suite A  
Hummelstown, PA 17036  
717 566-6097

The case was assigned case number 5:07-bk-53388-RNO to Judge Robert N Opel.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

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**Clerk, U.S. Bankruptcy**  
**Court**

**PACER Service Center**

**Transaction Receipt**

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<b>Description:</b>	Notice of Filing	<b>Search Criteria:</b>	5:07-bk-53388- RNO
<b>Billable Pages:</b>	1	<b>Cost:</b>	0.08

OFFICE OF FAIR,  
DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

Article Addressed to:

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

**SENDER: COMPLETE THIS SECTION**

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Address: *[Address]*  
B. Received by (Printed Name) *[Name]* C. Date of Delivery *[Date]*  
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

2. Article Number

(Transfer from service label)

7006 0100 0003 5231 2211

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Address: *[Address]*  
B. Received by (Printed Name) *[Name]* C. Date of Delivery *[Date]*  
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

2. Article Number

(Transfer from service label)

7006 0100 0003 5231 2204

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Address: *[Address]*  
B. Received by (Printed Name) *[Name]* C. Date of Delivery *[Date]*  
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

Article Number

(Transfer from service label)

7006 2760 0004 5957 5588

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

**COMPLETE THIS SECTION ON DELIVERY**

**SENDER: COMPLETE THIS SECTION**

**COMPLETE THIS SECTION ON DELIVERY**

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

1. Article Addressed to:

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

A. Signature *[Signature]* ☐ Agent ☒ Address: *[Address]*  
B. Received by (Printed Name) *[Name]* C. Date of Delivery *[Date]*  
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.

Cendant Mortgage Corporation  
3000 Lendenhall Road  
Mount Laurel, NJ 08054

3. Service Type

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/10/2007

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 183ED2007

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

DEFENDANT JAY E. WISE, JR.  
JOEY B. WISE A/K/A JOEY P. PFLEEGOR

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON MAUREEN Cole

RELATIONSHIP Customer Svr IDENTIFICATION \_\_\_\_\_

DATE 12-3-7 TIME 1400 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 12-3-7

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/10/2007

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 183ED2007

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT JAY E. WISE, JR.  
JOEY B. WISE A/K/A JOEY P. PFLEEGOR

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
JAY WISE, JR.	MORTGAGE FORECLOSURE
3 SANDY RUN ROAD	
BENTON	

SERVED UPON Joey

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

DATE 10-23-7 TIME 1730 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
	<u>10/11/07</u>	<u>1120</u>	<u>S9 &amp; CJ</u>	<u>NA - LC</u>
	<u>10/14/07</u>	<u>1150</u>	<u>S9</u>	<u>NA - LC</u>

DEPUTY [Signature] DATE 10-23-7

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/10/2007

SERVICE# 2 - OF - 12 SERVICES  
DOCKET # 183ED2007

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

205-5502

DEFENDANT JAY E. WISE, JR.  
JOEY B. WISE A/K/A JOEY P. PFLEEGOR  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
JOEY WISE AKA JOEY PFLEEFOR
3 SANDY RUN ROAD
BENTON

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON JOEY WISE

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

DATE 10-23-07 TIME 1730 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

10/11/07 1120 SY + CJ NA - LC

10/10/07 1150 SY NA - LC

DEPUTY

J. A. [Signature]

DATE 10-23-07

# REAL ESTATE OUTLINE

ED # 111 87

DATE RECEIVED 11/1/87  
DOCKET AND INDEX \_\_\_\_\_

## 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# 655621  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE 11/1/87 TIME 10:00  
POSTING DATE 11/1/87  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK 11/1/87  
2<sup>ND</sup> WEEK 11/8/87  
3<sup>RD</sup> WEEK 11/15/87



# SHERIFF'S SALE

WEDNESDAY FEBRUARY 6, 2008 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 183 OF 2007 ED AND CIVIL WRIT NO. 815 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' 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:

**PREMISES 1: ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:**

BEGINNING at a corner of the Southern side of Sandy Run Road, 941 feet East of the Eastern side of the State Highway leading from Central to Elk Grove, being the Northeast corner of Lot No. 8B, now or late of Michael Schmid; thence along the Southern side of Sandy Run Road, the following courses and distances: North 71 degrees 04 minutes East, 64 feet to a corner; thence South 36 degrees 30 minutes East, 98 feet to a corner in line of Lot No. 9; thence by the same, South 36 degrees 30 minutes West, 100 feet to a corner on the Eastern line of Lot No. 8B, now or late of Michael Schmid; thence by the same, North 23 degrees West 150 feet to the place of beginning.

Being Lot No. 9B in Plot of Lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, husband and wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated April 21, 1970.

**PREMISES 2: ALL THAT CERTAIN lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:**

BEGINNING at a corner on the Northern side of the State Highway leading from Central to Jamison City in line of Lot No. 8; thence by the same North 23 degrees 45 minutes West 148 feet to a corner in other lands now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife; thence by the same the following courses and distances: North 37 degrees 30 minutes East 100 feet to a corner; thence South 33 degrees 30 minutes East 160 feet to a corner on the Northern Side of the State Highway leading from Central to Jamison City; thence by the same South 46 degrees West 110 feet to a corner in line of Lot No. 8, the place of beginning. Being Lot No. 9 in Plot of Lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife. The description for this Deed was prepared from draft of Peter McHenry, R.S., dated July 9, 1969.

**PREMISES 1 AND 2 ARE SUBJECT TO THE FOLLOWING BUILDING RESTRICTIONS:**

1. No building or trailer shall be erected upon the above mentioned lots as a cost of less than \$2,000.00.
2. No automobiles shall be stored upon the premises which do not carry a current license and are not operational.

**PREMISES 3: ALL THAT CERTAIN parcel of land situated in Sugarloaf Township, Columbia County, State of Pennsylvania, described to wit:**

BEGINNING at the berm of the road leading from the Village to Central to Jamison City, thence 200 feet North to an iron pin; thence West 12 feet, to an iron pin; thence 239 feet to the berm of the Jamison City Road; thence 108 feet to the point of beginning.

BEING the same premises which Joseph A. Nitroy, Sr. and Anna J. Nitroy, husband and wife and Joseph A. Nitroy, Jr. and Anna S. Nitroy, husband and wife by Deed dated March 22, 1984 and recorded in Columbia County Record Book 330 at Page 263, granted and conveyed unto Joseph A. Nitroy, Jr. and Anna S. Nitroy, husband and wife, grantors herein.

**PREMISES 4: ALL THAT CERTAIN piece, parcel or lot of land situate in the Village of Central, Sugarloaf Township, Columbia County, Pennsylvania bounded and described as follows, to wit:**

BEGINNING at a stake in the Northerly side of a 40 feet wide private drive (known as Sandy Run Road) and in the Easterly line of Lot No. C-7; thence by the same North 19 degrees 19 minutes West 200 feet to a corner in other lands of the grantors; thence by the same the following courses and distances: North 70 degrees 41 minutes East 35 feet to a stake corner; thence South 52 degrees 20 minutes East 238.5 feet to a stake corner on the Northerly side of Sandy Run Road; thence by the same South 70 degrees 41 minutes West 165 feet to a corner on the Eastern side of Lot No. C-7, the place of beginning.

BEING Lot No. C-8 in Plot of Lots of Howard D. Puterbaugh, et ux, prepared by Construction Engineering, Inc., dated October 20, 1973.

The Grantors, their heirs and assigns, and the Grantees, their heirs and assigns, shall together with any other person whose lots abut on said 40 foot right-of-way shall have the right in common thereof and in the event the same is improved to meet specifications required by any public agency for the use of the same as a public road, shall be responsible for that portion of the costs of such improvement as their frontage along same bears to the total frontage of such right-of-way.

The Grantee assumes full responsibility for obtaining percolation tests in compliance with standards of Sewage Facilities Act, and otherwise complying with rules and regulations of Columbia County Planning Commission and Township Supervisors relative to zoning.

BEING the same premises which Joseph Nitroy and Anna J. Nitroy, his wife, by deed dated November 26, 1985 and recorded in Columbia County Record Book 358 at page 851, granted and conveyed unto Joseph A. Nitroy, Jr. and Anna S. Nitroy, his wife, grantors herein.

Premises being: 3 Sandy Run Road, Benton, PA 17814

Tax Parcel #32-06A-011-07-000

# **TERMS OF SALE**

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

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

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

Sheriff of Columbia County  
Timothy T. Chamberlain  
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Sheriff of Columbia County  
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Sheriff of Columbia County  
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**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 and Rule 3257**

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.

vs.

JAY E. WISE, JR.

JOEY B. WISE A/K/A JOEY P.  
PFLEEGOR

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2005-CV-815 Term 200    

*2007-ED-183*  
WRIT OF EXECUTION  
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of Columbia

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: 3 SANDY RUN ROAD, BENTON, PA 17814  
(See Legal Description attached)

Amount Due  
Additional Fees and Costs  
Interest from 9/7/05 to Sale  
at \$14.62per diem

\$88,931.16  
\$5,338.00  
\$.....and costs.

Dated

10-10-2007  
(SEAL)

PHS#118331

*Fanni B. Kline*  
\_\_\_\_\_  
(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

## DESCRIPTION

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Premises being: 3 SANDY RUN ROAD, BENTON, PA 17814  
Tax Parcel #32-06A-011-07-000

**Phelan Hallinan & Schmieg, LLP**  
By: Daniel G. Schmieg, Esquire  
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.**

**JAY E. WISE, JR.**  
3 SANDY RUN ROAD  
BENTON, PA 17814

**JOEY B. WISE**  
A/K/A JOEY P. PFLEEGOR  
3 SANDY RUN ROAD  
BENTON, PA 17814

**Defendant(s).**

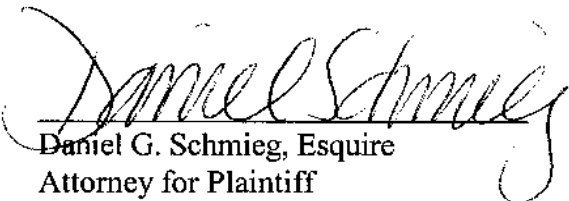
: **COLUMBIA COUNTY**  
:  
: **COURT OF COMMON PLEAS**  
:  
: **CIVIL DIVISION**  
:  
: **NO. 2005-CV-815**  
: *2007-ED-183*  
:  
:  
:  
:

**CERTIFICATION**

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

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

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

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**  
By: Daniel G. Schmieg, Esquire  
Identification No. 62205  
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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.**

**JAY E. WISE, JR.**  
3 SANDY RUN ROAD  
BENTON, PA 17814

**JOEY B. WISE**  
A/K/A JOEY P. PFLEEGOR  
3 SANDY RUN ROAD  
BENTON, PA 17814

**Defendant(s).**

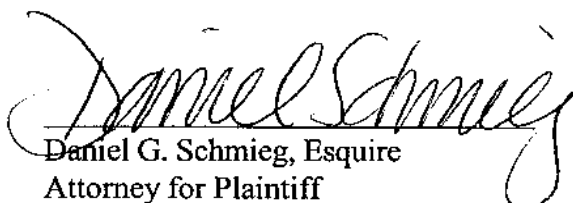
**: COLUMBIA COUNTY**  
**:**  
**: COURT OF COMMON PLEAS**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2005-CV-815**  
**:**  
**: 2007-ED 183**  
**:**  
**:**  
**:**

### **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:

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

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

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP  
By: Daniel G. Schmieg, Esquire  
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.**

**JAY E. WISE, JR.  
3 SANDY RUN ROAD  
BENTON, PA 17814**

**JOEY B. WISE A/K/A JOEY P. PFLEEGOR  
3 SANDY RUN ROAD  
BENTON, PA 17814**

**Defendant(s).**

**COLUMBIA COUNTY**

**COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 2005-CV-815**

*2007-ED-173*

**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 **3 SANDY RUN ROAD, BENTON, PA 17814**.

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

NAME

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

**JAY E. WISE, JR.**

**3 SANDY RUN ROAD  
BENTON, PA 17814**

**JOEY B. WISE A/K/A JOEY P.  
PFLEEGOR**

**3 SANDY RUN ROAD  
BENTON, PA 17814**

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.)

**CENDANT MORTGAGE  
CORPORATION**

**3000 LEADENHALL ROAD OR  
4001 LEADENHALL ROAD  
MOUNT LAUREL, NJ 08054**

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

NAME

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

**NONE**

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

NAME

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

**NONE**

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

NAME

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

**NONE**

7. Name and address of every other person whom the Plaintiff has knowledge who has any interest in the property which may be affected by the Sale:

NAME

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

**TENANT/OCCUPANT**

**3 SANDY RUN ROAD  
BENTON, PA 17814**

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

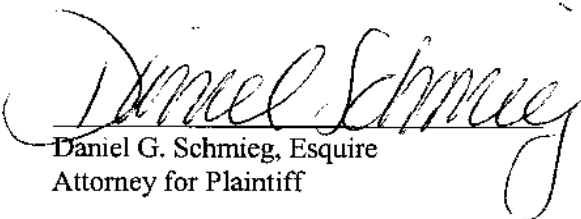
**COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815**

**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.

October 5, 2007  
Date

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP  
By: Daniel G. Schmieg, Esquire  
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.**

**JAY E. WISE, JR.  
3 SANDY RUN ROAD  
BENTON, PA 17814**

**JOEY B. WISE A/K/A JOEY P. PFLEEGOR  
3 SANDY RUN ROAD  
BENTON, PA 17814**

**Defendant(s).**

**COLUMBIA COUNTY  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
NO. 2005-CV-815**

*2007-ED-103*

**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 **3 SANDY RUN ROAD, BENTON, PA 17814**.

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

NAME

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

**JAY E. WISE, JR.**

**3 SANDY RUN ROAD  
BENTON, PA 17814**

**JOEY B. WISE A/K/A JOEY P.  
PFLEEGOR**

**3 SANDY RUN ROAD  
BENTON, PA 17814**

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

NAME

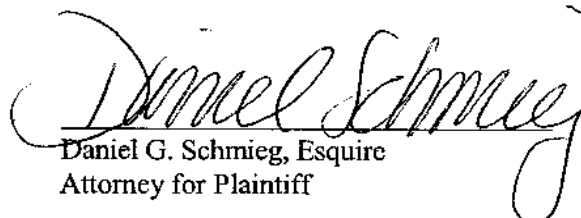
LAST KNOWN ADDRESS (If address cannot be  
reasonably ascertained, please so indicate.)

**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.) |
|-------------------------------------|---|
| <b>CENDANT MORTGAGE CORPORATION</b> | <b>3000 LEADENHALL ROAD OR<br/>4001 LEADENHALL ROAD<br/>MOUNT LAUREL, NJ 08054</b>    |
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>NONE</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.) |
|-------------|---|
| <b>NONE</b> |   |
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.) |
|-------------|---|
| <b>NONE</b> |   |
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>3 SANDY RUN ROAD<br/>BENTON, PA 17814</b>  |
| <b>DOMESTIC RELATIONS OF<br/>COLUMBIA COUNTY</b>              | <b>COLUMBIA COUNTY COURTHOUSE<br/>P.O. BOX 380<br/>BLOOMSBURG, PA 17815</b>           |
| <b>COMMONWEALTH OF PENNSYLVANIA<br/>DEPARTMENT OF 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.

October 5, 2007  
Date

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP  
By: Daniel G. Schmieg, Esquire  
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**

<b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. 8201 GREENSBORO DRIVE, SUITE 350 MCLEAN, VA 22102</b>	:	<b>COLUMBIA COUNTY</b>
	:	
	:	<b>COURT OF COMMON PLEAS</b>
	:	
	:	<b>CIVIL DIVISION</b>
	:	
<b>Plaintiff,</b>	:	<b>NO. 2005-CV-815</b>
<b>v.</b>	:	
	:	
<b>JAY E. WISE, JR. 3 SANDY RUN ROAD BENTON, PA 17814</b>	:	
	:	
	:	
<b>JOEY B. WISE A/K/A JOEY P. PFLEEGOR 3 SANDY RUN ROAD BENTON, PA 17814</b>	:	
	:	

**Defendant(s).**

**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 **3 SANDY RUN ROAD, BENTON, PA 17814**.

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
<b>JAY E. WISE, JR.</b>	<b>3 SANDY RUN ROAD BENTON, PA 17814</b>
<b>JOEY B. WISE A/K/A JOEY P. PFLEEGOR</b>	<b>3 SANDY RUN ROAD BENTON, PA 17814</b>

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
<b>SAME AS ABOVE</b>	



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.)

**DEPENDANT MORTGAGE  
CORPORATION**

**3000 LEADENHALL ROAD OR  
4001 LEADENHALL ROAD  
MOUNT LAUREL, NJ 08054**

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

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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**

**3 SANDY RUN ROAD  
BENTON, PA 17814**

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

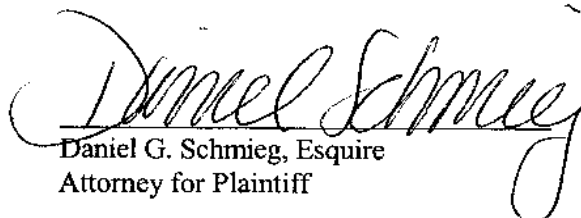
**COLUMBIA COUNTY COURTHOUSE  
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DEPARTMENT OF WELFARE**

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October 5, 2007  
Date

  
Daniel G. Schmieg, Esquire  
Attorney for Plaintiff

**Phelan Hallinan & Schmieg, LLP**  
By: Daniel G. Schmieg, Esquire  
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.**  
**JAY E. WISE, JR.**  
3 SANDY RUN ROAD  
BENTON, PA 17814

**JOEY B. WISE**  
A/K/A JOEY P. PFLEEGOR  
3 SANDY RUN ROAD  
BENTON, PA 17814

**Defendant(s).**

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

**TO: JAY E. WISE, JR.**  
3 SANDY RUN ROAD  
BENTON, PA 17814

**JOEY B. WISE A/K/A JOEY P. PFLEEGOR**  
3 SANDY RUN ROAD  
BENTON, PA 17814

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

Your house (real estate) at 3 SANDY RUN ROAD, BENTON, PA 17814 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$88,931.16 obtained by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

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

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will

have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

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

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

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

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

## DESCRIPTION

**PREMISES 1: ALL THAT CERTAIN** lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at a corner on the Southern side of Sandy Run Road, 941 feet East of the Eastern side of the State Highway leading from Central to Elk Grove, being the Northeast corner of Lot No. 8B, now or late of Michael Schmid; **THENCE** along the Southern side of Sandy Run Road, the following courses and distances: North 71 degrees 04 minutes East, 64 feet to a corner; **THENCE** South 36 degrees 30 minutes East, 98 feet to a corner in line of Lot No. 9; **THENCE** by the same, South 36 degrees 30 minutes West, 100 feet to a corner on the Eastern line of Lot No. 8B, now or late of Michael Schmid; **THENCE** by the same, North 23 degrees West 150 feet to the place of beginning. **BEING** Lot No. 9B in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, husband and wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S. dated April 21, 1970.

**PREMISES 2: ALL THAT CERTAIN** lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a corner on the Northern side of the State Highway leading from Central to Jamison City in line of Lot No. 8; **THENCE** by the same North 23 degrees 45 minutes West 148 feet to a corner in other lands now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife; **THENCE** by the same the following courses and distances: North 37 degrees 30 minutes East 100 feet to a corner; **THENCE** South 33 degrees 30 minutes East 160 feet to a corner on the Northern side of the State Highway leading from Central to Jamison City; **THENCE** by the same South 46 degrees West 110 feet to a corner in line of Lot No. 8, the place of beginning. **BEING** Lot No. 9 in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated July 9, 1969.

**PREMISES 1 AND 2 ARE SUBJECT TO THE FOLLOWING BUILDING RESTRICTIONS:**

1. No building or trailer shall be erected upon the above mentioned lots at a cost of less than \$2,000.00.
2. No automobiles shall be stored upon the premises which do not carry a current license and are not operational.

**PREMISES 3: ALL THAT CERTAIN** parcel of land situated in Sugarloaf Township, Columbia County, State of Pennsylvania, described to wit:

**BEGINNING** at the berm of the road leading from the Village of Central to Jamison City; **THENCE** 200 feet North to an iron pin; **THENCE** West 12 feet, to an iron pin; **THENCE** 239 feet to the berm of the Jamison City road; **THENCE** 108 feet East to the point of beginning.

**BEING** the same premises which Joseph A. Nitroy, Sr. and Anna J. Nitroy, husband and wife, and Joseph A. Nitroy, Jr. and Anna S. Nitroy, husband and wife, by deed dated March 22, 1984 and recorded in Columbia County Record Book 330 at page 263, granted and conveyed unto Joseph A. Nitroy, Jr. and Anna S. Nitroy, husband and wife, grantors herein.

**PREMISES 4: ALL THAT CERTAIN** piece, parcel or lot of land situate in the Village of Central, Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at a stake in the Northerly side of a 40 foot wide private drive (known as Sandy Run Road) and in the Easterly line of Lot No. C-7; **THENCE** by the same North 19 degrees 19 minutes West 200 feet to a corner in other lands of the Grantors; **THENCE** by the same the following courses and distances: North 70 degrees 41 minutes East 35 feet to a stake corner; **THENCE** South 52 degrees 20 minutes East 238.5 feet to a stake corner on the Northerly side of Sandy Run Road; **THENCE** by the same South 70 degrees 41 minutes West 165 feet to a corner on the Eastern side of Lot No. C-7, the place of beginning. **Being** Lot No. C-8 in plot of lots of Howard D. Puterbaugh, et ux, prepared by Construction Engineering Inc. dated October 20, 1973.

The Grantors, their heirs and assigns, and the Grantees, their heirs and assigns, shall together with any other person whose lots abut on said 40 foot right-of-way shall have the right of usage in common thereof and in the event the same is improved to meet specifications required by any public agency for the use of the same as a public road, shall be responsible for that portion of the costs of such improvement as their frontage along same bears to the total frontage of such right-of-way.

The Grantee assumes full responsibility for obtaining percolation tests in compliance with standards of Sewage Facilities Act, and otherwise complying with rules and regulations of Columbia County Planning Commission and Township Supervisors relative to zoning .

BEING the same premises which Joseph Nitroy and Anna J. Nitroy, his wife, by deed dated November 26, 1985 and recorded in Columbia County Record Book 358 at page 851, granted and conveyed unto Joseph A. Nitroy, Jr. and Anna S. Nitroy, his wife, grantors herein.

Premises being: 3 SANDY RUN ROAD, BENTON, PA 17814  
Tax Parcel #32-06A-011-07-000

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

..... (SEAL)  
(Attorney for Plaintiff(s))

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

..... (SEAL)  
(Attorney for Plaintiff(s))

....., 20 .....

HARRY A. ROADARMEL

Sheriff

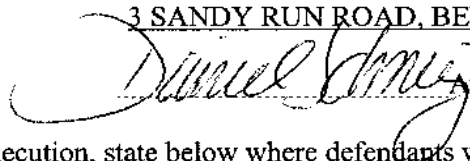
Columbia County, Pa.

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 JAY E. WISE, JR. and JOEY B. WISE A/K/A JOEY P. PFLEEGOR

The defendant(s) will be found at 3 SANDY RUN ROAD, BENTON, PA 17814  
3 SANDY RUN ROAD, BENTON, PA 17814

 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

**PREMISES 1: ALL THAT CERTAIN** lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner on the Southern side of Sandy Run Road, 941 feet East of the Eastern side of the State Highway leading from Central to Elk Grove, being the Northeast corner of Lot No. 8B, now or late of Michael Schmid; THENCE along the Southern side of Sandy Run Road, the following courses and distances: North 71 degrees 04 minutes East, 64 feet to a corner; THENCE South 36 degrees 30 minutes East, 98 feet to a corner in line of Lot No. 9; THENCE by the same, South 36 degrees 30 minutes West, 100 feet to a corner on the Eastern line of Lot No. 8B, now or late of Michael Schmid; THENCE by the same, North 23 degrees West 150 feet to the place of beginning. BEING Lot No. 9B in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, husband and wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S. dated April 21, 1970.

**PREMISES 2: ALL THAT CERTAIN** lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northern side of the State Highway leading from Central to Jamison City in line of Lot No. 8; THENCE by the same North 23 degrees 45 minutes West 148 feet to a corner in other lands now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife; THENCE by the same the following courses and distances: North 37 degrees 30 minutes East 100 feet to a corner; THENCE South 33 degrees 30 minutes East 160 feet to a corner on the Northern side of the State Highway leading from Central to Jamison City; THENCE by the same South 46 degrees West 110 feet to a corner in line of Lot No. 8, the place of beginning. BEING Lot No. 9 in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated July 9, 1969.

**PREMISES 1 AND 2 ARE SUBJECT TO THE FOLLOWING BUILDING RESTRICTIONS:**

1. No building or trailer shall be erected upon the above mentioned lots at a cost of less than \$2,000.00.
2. No automobiles shall be stored upon the premises which do not carry a current license and are not operational.

**PREMISES 3: ALL THAT CERTAIN** parcel of land situated in Sugarloaf Township, Columbia County, State of Pennsylvania, described to wit:

BEGINNING at the berm of the road leading from the Village of Central to Jamison City; THENCE 200 feet North to an iron pin; THENCE West 12 feet, to an iron pin; THENCE 239 feet to the berm of the Jamison City road; THENCE 108 feet East to the point of beginning.

BEING the same premises which Joseph A. Nitroy, Sr. and Anna J. Nitroy, husband and wife, and Joseph A. Nitroy, Jr. and Anna S. Nitroy, husband and wife, by deed dated March 22, 1984 and recorded in Columbia County Record Book 330 at page 263, granted and conveyed unto Joseph A. Nitroy, Jr. and Anna S. Nitroy, husband and wife, grantors herein.

**PREMISES 4: ALL THAT CERTAIN** piece, parcel or lot of land situate in the Village of Central, Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake in the Northerly side of a 40 foot wide private drive (known as Sandy Run Road) and in the Easterly line of Lot No. C-7; THENCE by the same North 19 degrees 19 minutes West 200 feet to a corner in other lands of the Grantors; THENCE by the same the following courses and distances: North 70 degrees 41 minutes East 35 feet to a stake corner; THENCE South 52 degrees 20 minutes East 238.5 feet to a stake corner on the Northerly side of Sandy Run Road; THENCE by the same South 70 degrees 41 minutes West 165 feet to a corner on the Eastern side of Lot No. C-7, the place of beginning. Being Lot No. C-8 in plot of lots of Howard D. Puterbaugh, et ux, prepared by Construction Engineering Inc. dated October 20, 1973.

The Grantors, their heirs and assigns, and the Grantees, their heirs and assigns, shall together with any other person whose lots abut on said 40 foot right-of-way shall have the right of usage in common thereof and in the event the same is improved to meet specifications required by any public agency for the use of the same as a public road, shall be responsible for that portion of the costs of such improvement as their frontage along same bears to the total frontage of such right-of-way.

The Grantee assumes full responsibility for obtaining percolation tests in compliance with standards of Sewage Facilities Act, and otherwise complying with rules and regulations of Columbia County Planning Commission and Township Supervisors relative to zoning .

BEING the same premises which Joseph Nitroy and Anna J. Nitroy, his wife, by deed dated November 26, 1985 and recorded in Columbia County Record Book 358 at page 851, granted and conveyed unto Joseph A. Nitroy, Jr. and Anna S. Nitroy, his wife, grantors herein.

Premises being: 3 SANDY RUN ROAD, BENTON, PA 17814  
Tax Parcel #32-06A-011-07-000



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

..... (SEAL)  
(Attorney for Plaintiff(s))

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

..... (SEAL)  
(Attorney for Plaintiff(s))

....., 20 .....

HARRY A. ROADARMEL

Sheriff

Columbia County, Pa.

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 JAY E. WISE, JR. and JOEY B. WISE A/K/A JOEY P. PFLEEGOR

The defendant(s) will be found at 3 SANDY RUN ROAD, BENTON, PA 17814  
3 SANDY RUN ROAD, BENTON, PA 17814

 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

**PREMISES 1: ALL THAT CERTAIN** lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

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**PREMISES 2: ALL THAT CERTAIN** lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Northern side of the State Highway leading from Central to Jamison City in line of Lot No. 8; THENCE by the same North 23 degrees 45 minutes West 148 feet to a corner in other lands now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife; THENCE by the same the following courses and distances: North 37 degrees 30 minutes East 100 feet to a corner; THENCE South 33 degrees 30 minutes East 160 feet to a corner on the Northern side of the State Highway leading from Central to Jamison City; THENCE by the same South 46 degrees West 110 feet to a corner in line of Lot No. 8, the place of beginning. BEING Lot No. 9 in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated July 9, 1969.

**PREMISES 1 AND 2 ARE SUBJECT TO THE FOLLOWING BUILDING RESTRICTIONS:**

1. No building or trailer shall be erected upon the above mentioned lots at a cost of less than \$2,000.00.
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(Attorney for Plaintiff(s))

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HARRY A. ROADARMEL

Sheriff

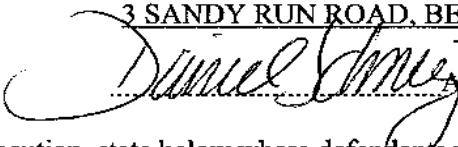
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Premises being: 3 SANDY RUN ROAD, BENTON, PA 17814  
Tax Parcel #32-06A-011-07-000

# SHERIFF'S RETURN

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

Plaintiff

vs.

JAY E. WISE, JR.  
JOEY B. WISE A/K/A JOEY P. PFLEEGOR

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2005-CV-815 CD Term, 200\_\_

WRIT

ISSUED

NOW, \_\_\_\_\_ 20\_\_ 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.

Expiration date \_\_\_\_\_

Plaintiff

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

Court Number

2005-CV-815

Defendant

JAY E. WISE, JR. & JOEY B. WISE A/K/A JOEY P. PFLEEGOR

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**SERVE**

**AT**

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

JAY E. WISE, JR.

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

3 SANDY RUN ROAD, BENTON, PA 17814

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 XX 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

## 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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

Court Number

2005-CV-815

Defendant

JAY E. WISE, JR. & JOEY B. WISE A/K/A JOEY P. PFLEEGOR

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**SERVE**



**AT**

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

**JOEY B. WISE A/K/A JOEY P. PFLEEGOR**

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

**3 SANDY RUN ROAD, BENTON, PA 17814**

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Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff  
\_\_\_\_\_ Defendant

Telephone Number

Date

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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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

Court Number

2005-CV-815

Defendant

JAY E. WISE, JR. & JOEY B. WISE A/K/A JOEY P. PFLEEGOR

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

**SERVE**

**AT**

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

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3 SANDY RUN ROAD, BENTON, PA 17814

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**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.

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— Defendant

Telephone Number

Date

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Philadelphia, PA 19103-1814

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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

Name and  
Address  
of Sender



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

**SUPPORT TEAM**

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 3 SANDY RUN ROAD BENTON, PA 17814		
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		CENDANT MORTGAGE CORPORATION 3000 LEADENHALL ROAD OR 4001 LEADENHALL ROAD MOUNT LAUREL, NJ 08054		
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE:JAY E. WISE, JR.      PHS #118331.      TEAM 3/LAB		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	

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Premises being: 3 SANDY RUN ROAD, BENTON, PA 17814  
Tax Parcel #32-06A-011-07-000

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**BEGINNING** at a stake in the Northerly side of a 40 foot wide private drive (known as Sandy Run Road) and in the Easterly line of Lot No. C-7; **THENCE** by the same North 19 degrees 19 minutes West 200 feet to a corner in other lands of the Grantors; **THENCE** by the same the following courses and distances: North 70 degrees 41 minutes East 35 feet to a stake corner; **THENCE** South 52 degrees 20 minutes East 238.5 feet to a stake corner on the Northerly side of Sandy Run Road; **THENCE** by the same South 70 degrees 41 minutes West 165 feet to a corner on the Eastern side of Lot No. C-7, the place of beginning. **Being** Lot No. C-8 in plot of lots of Howard D. Puterbaugh, et ux, prepared by Construction Engineering Inc. dated October 20, 1973.



The Grantors, their heirs and assigns, and the Grantees, their heirs and assigns, shall together with any other person whose lots abut on said 40 foot right-of-way shall have the right of usage in common thereof and in the event the same is improved to meet specifications required by any public agency for the use of the same as a public road, shall be responsible for that portion of the costs of such improvement as their frontage along same bears to the total frontage of such right-of-way.

The Grantee assumes full responsibility for obtaining percolation tests in compliance with standards of Sewage Facilities Act, and otherwise complying with rules and regulations of Columbia County Planning Commission and Township Supervisors relative to zoning .

BEING the same premises which Joseph Nitroy and Anna J. Nitroy, his wife, by deed dated November 26, 1985 and recorded in Columbia County Record Book 358 at page 851, granted and conveyed unto Joseph A. Nitroy, Jr. and Anna S. Nitroy, his wife, grantors herein.

Premises being: 3 SANDY RUN ROAD, BENTON, PA 17814  
Tax Parcel #32-06A-011-07-000

## DESCRIPTION

**PREMISES 1: ALL THAT CERTAIN** lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

**BEGINNING** at a corner on the Southern side of Sandy Run Road, 941 feet East of the Eastern side of the State Highway leading from Central to Elk Grove, being the Northeast corner of Lot No. 8B, now or late of Michael Schmid; **THENCE** along the Southern side of Sandy Run Road, the following courses and distances: North 71 degrees 04 minutes East, 64 feet to a corner; **THENCE** South 36 degrees 30 minutes East, 98 feet to a corner in line of Lot No. 9; **THENCE** by the same, South 36 degrees 30 minutes West, 100 feet to a corner on the Eastern line of Lot No. 8B, now or late of Michael Schmid; **THENCE** by the same, North 23 degrees West 150 feet to the place of beginning. **BEING** Lot No. 9B in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, husband and wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S. dated April 21, 1970.

**PREMISES 2: ALL THAT CERTAIN** lot of land situate in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a corner on the Northern side of the State Highway leading from Central to Jamison City in line of Lot No. 8; **THENCE** by the same North 23 degrees 45 minutes West 148 feet to a corner in other lands now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife; **THENCE** by the same the following courses and distances: North 37 degrees 30 minutes East 100 feet to a corner; **THENCE** South 33 degrees 30 minutes East 160 feet to a corner on the Northern side of the State Highway leading from Central to Jamison City; **THENCE** by the same South 46 degrees West 110 feet to a corner in line of Lot No. 8, the place of beginning. **BEING** Lot No. 9 in plot of lots now or late of Howard D. Puterbaugh and Clara M. Puterbaugh, his wife. The description for this Deed was prepared from draft of J. Peter McHenry, R.S., dated July 9, 1969.

**PREMISES 1 AND 2 ARE SUBJECT TO THE FOLLOWING BUILDING RESTRICTIONS:**

1. No building or trailer shall be erected upon the above mentioned lots at a cost of less than \$2,000.00.
2. No automobiles shall be stored upon the premises which do not carry a current license and are not operational.

**PREMISES 3: ALL THAT CERTAIN** parcel of land situated in Sugarloaf Township, Columbia County, State of Pennsylvania, described to wit:

**BEGINNING** at the berm of the road leading from the Village of Central to Jamison City; **THENCE** 200 feet North to an iron pin; **THENCE** West 12 feet, to an iron pin; **THENCE** 239 feet to the berm of the Jamison City road; **THENCE** 108 feet East to the point of beginning.

**BEING** the same premises which Joseph A. Nitroy, Sr. and Anna J. Nitroy, husband and wife, and Joseph A. Nitroy, Jr. and Anna S. Nitroy, husband and wife, by deed dated March 22, 1984 and recorded in Columbia County Record Book 330 at page 263, granted and conveyed unto Joseph A. Nitroy, Jr. and Anna S. Nitroy, husband and wife, grantors herein.

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The Grantee assumes full responsibility for obtaining percolation tests in compliance with standards of Sewage Facilities Act, and otherwise complying with rules and regulations of Columbia County Planning Commission and Township Supervisors relative to zoning .

BEING the same premises which Joseph Nitroy and Anna J. Nitroy, his wife, by deed dated November 26, 1985 and recorded in Columbia County Record Book 358 at page 851, granted and conveyed unto Joseph A. Nitroy, Jr. and Anna S. Nitroy, his wife, grantors herein.

Premises being: 3 SANDY RUN ROAD, BENTON, PA 17814  
Tax Parcel #32-06A-011-07-000

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ORIGINAL DOCUMENT PRINTED ON SECURITY PAPER WITH AN INVISIBLE BORDER  
PHELAN HALLINAN & SCHMIEG LLP  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-1807360

CHECK NO  
633621

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
10/08/2007	*****1,350.00

Void after 180 days

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

*Thomas S. Hallinan*

633621 1036001808136 150866 6