

SHERIFF'S SALE COST SHEET

PHH 26.6 Corp. VS. Lisa Mertz
 NO. 23-07 ED NO. 1545-00 JD DATE/TIME OF SALE June 27 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>57.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>2.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>417.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>765.16</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>990.16</u>	

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>992.50</u>
WATER 20	\$
TOTAL ***** \$ <u>992.50</u>	

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC.	\$
TOTAL ***** \$	

TOTAL COSTS (OPENING BID) \$ 2636.16

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

PHA Mort. Corp. vs Lisa Moltz

NO. 23-07 ED NO. 1544-06 JD

DATE/TIME OF SALE: June 27 0930

BID PRICE (INCLUDES COST) \$ 2636.16

POUNDAGE - 2% OF BID \$ 52.72

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2688.88

PURCHASER(S): Stacey Dorris

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Stacey R Dorris

TOTAL DUE: \$ 2688.88

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1338.88

PHILAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1477

Automated Assisted 320-0007-Ext, 1477

Fax: 215-563-7009

nora.ferrer@fedphe-pa.com

Nora Ferrer
Legal Assistant, ext.1477

Representing Lenders in
Pennsylvania and New Jersey

June 28, 2007

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

Re: Lisa M. Mertz a/k/a Lisa M. Navatier
a/ka/a Lisa Marie Mertz
405 Surrey Lane
Bloomsburg, PA 17815
No. 2006-CV-1544

URGENT

Dear Sir or Madam:

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

Please send a copy of the Deed via facsimile, record the original and send notification of the recording date. Enclosed please find two Realty Transfer Tax Statement of Values and two stamped self-addressed envelopes for your convenience.

Your cooperation in this matter would be appreciated.

Yours truly,



Nora Ferrer

Enclosure

cc: PHH Mortgage

Account No. 0029145810

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A statement of value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

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

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Timothy T. Chamberlain - Sheriff	FANNIE MAE
Columbia County Courthouse	
Street Address	Street Address
P.O. Box 380, 35 W. Main St.	1900 Market Street, Suite 800
City	City
Bloomsburg	Philadelphia
State	State
PA	PA
Zip Code	Zip Code
17815	19103

C PROPERTY LOCATION

Street Address	City, Township, Borough
405 Surrey Lane , Bloomsburg, PA 17815	Montour Township
County	School District
COLUMBIA	Montour Township
	Tax Parcel Number
	25-02A-036-00,000

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$2,688.88	+ -0-	= \$2,688.88
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$25,555.00	x 3.55	= \$90,720.25

E EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 20041 , Page Number 2119 .
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Other (Please explain exemption claimed, if other than listed above. Transfer to FANNIE MAE. "This Transfer is an exempt transaction based on 72 P.S. Sect. 8102-C.3.(2) and 12 U.S.C. Sect. 1723a (c) (2)

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

Signature of Correspondent or Responsible Party	Date:
DANIEL G. SCHMIEG, ESQUIRE	6/28/07

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

DOC NO	INVOICE TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
610836	000761063	07/10/2007		143083	1,338.88	0.00	1,338.88
SMF (143082) 0029145810 MERTZ, LISA <div>2006 CV-1544M7</div>							
							1,338.88

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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

COMMERCE BANK
 PHILADELPHIA, PA 19148

3-180/360

CHECK NO.
 610836

DATE	AMOUNT
07/10/2007	*****1,338.88

Void after 180 days

Pay ONE THOUSAND THREE HUNDRED THIRTY EIGHT AND 88/100 DOLLARS

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

Francis S. Hallinan

SECURED
 SECURE
 SECURE
 SECURE

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

610836 036001808:36 150866 60

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

FACSIMILE TRANSMITTAL SHEET

TO: 1019 FROM: Sheriff Chamberlain
COMPANY: _____ DATE: _____
FAX NUMBER: _____ TOTAL NO. OF PAGES INCLUDING COVER: 5
PHONE NUMBER: _____ SENDER'S REFERENCE NUMBER: _____
RE: _____ YOUR REFERENCE NUMBER: _____

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Dated: June 15, 2007

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

IN RE:

LISA M. MERTZ

A/K/A LIS MERTZ

A/K/A LISA NAVATIER

A/K/A LISA M. NAVATIER

D/B/A MERTZ HEATING & AIR CONDITIONING

Debtor

PHH MORTGAGE CORPORATION, F/K/A

CENDANT MORTGAGE CORPORATION, D/B/A

COLDWELL BANKER MORTGAGE

Movant

v.

LISA M. MERTZ

A/K/A LIS MERTZ

A/K/A LISA NAVATIER

A/K/A LISA M. NAVATIER

D/B/A MERTZ HEATING & AIR CONDITIONING

and

MICHAEL G. OLEYAR, ESQUIRE (TRUSTEE)

Respondents

Bk No. 507-51215 JJT

Chapter No. 07

11 U.S.C. §362

ORDER MODIFYING §362 AUTOMATIC STAY

Upon consideration of Motion of PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION, D/B/A COLDWELL BANKER MORTGAGE (Movant), it is:

ORDERED that the Automatic Stay of all proceedings, as provided under 362 of the Bankruptcy Code 11 U.S.C. §362 is modified with respect to premises **405 SURREY LANE, BLOOMSBURG, PA 17815**, as more fully set forth in the legal description attached to said mortgage, as to allow the Movant to foreclose on its mortgage and allow the purchaser of said premises at Sheriff's Sale (or purchaser's assignee) to take any legal or consensual action for enforcement of its right to possession of, or title to, said premises; and it is further

ORDERED that Rule 4001(a)(3) is not applicable and PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION, D/B/A COLDWELL BANKER MORTGAGE may immediately enforce and implement this Order granting relief from the automatic stay.


John J. Thomas, Bankruptcy Judge
(AMG)

This document is electronically signed and filed on the same date.

Dated: June 15, 2007

Phelan Hallinan and Schmieg, L.L.P.
One Penn Center at Suburban Station
1817 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

April 25, 2007

Via Telefax 570-389-5625

Memorandum

To: Office of the Sheriff
COLUMBIA County

Attn: Real Estate Dept.

PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE
CORPORATION, D/B/A COLDWELL BANKER MORTGAGE

vs.

LISA M. MERTZ A/K/A LISA M. NAVATIER A/K/A LISA MARIE MERTZ
COLUMBIA- No. 2006 CV 1544 MF

Premises: 405 SURREY LANE, BLOOMSBURG, PA 17815

Dear Sir or Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property which is scheduled for **APRIL 25, 2007**. Please reschedule this sale for the next available County sale following June 1, 2007. Please advise of sale date via facsimile to 1-215-583-7009.

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

Very truly yours,

Peter J. Tremper

New Date June 27, 2007
9:30 AM

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

PHH MORTGAGE CORPORATION

VS.

LISA MERTZ

WRIT OF EXECUTION #23 OF 2007 ED

POSTING OF PROPERTY

March 19, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF LISA MERTZ. AT 405 SURREY LANE BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY T. CHAMBERLAIN.

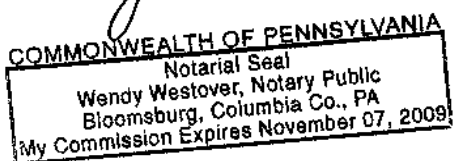
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19TH DAY OF MARCH 2007



Phelan Hallinan & Schmieg, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

215-320-0007

Fax: 215-563-7009

Kevin.Olinger@fcdpne.com

Kevin Olinger
Legal Assistant, Ext. 1365

Representing Lenders in
Pennsylvania and New Jersey

March 20, 2007

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

**PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE
CORPORATION,
D/B/A COLDWELL BANKER MORTGAGE**

vs.

**LISA M. MERTZ A/K/A LISA M. NAVATIER A/K/A LISA MARIE MERTZ
COLUMBIA- No. 2006 CV 1544 MF**

Action in Mortgage Foreclosure

Premises: 405 SURREY LANE


BLOOMSBURG, PA 17815

Dear Sir/Madame:

Enclosed are Affidavits of Service for the above captioned matter for filing with your office. We have forwarded copies of the same to the Prothonotary.

If you have any questions regarding this matter, please do not hesitate to contact this office. Thank you for your cooperation.

Sincerely,


Kevin Olinger
Enclosure

AFFIDAVIT OF SERVICE

Plaintiff: PHH MORTGAGE CORPORATION, F/K/A CENDANT
MORTGAGE CORPORATION, D/B/A COLDWELL BANKER
MORTGAGE

LAS
COLUMBIA County
No 2006 CV 1544 MF

Defendant(s): LISA M. MERTZ A/K/A LISA M. NAVATIER
A/K/A LISA MARIE MERTZ

Our File#143083
Type of Action
- Notice of Sheriff's Sale

Serve: LISA M. MERTZ A/K/A LISA M. NAVATIER A/K/A
LISA MARIE MERTZ
Address: 320 NORTH 2ND STREET
CATAWISSA, PA 17820

Sale Date: 4-25-07

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

SERVED

Served and made known to Lisa Marie Mertz, Defendant, on the 27 day of
February, 2007, at 1:05 o'clock P.m., at 320 N. 2nd St, Commonwealth of
Pennsylvania, in the manner described below:

- ☒ Defendant personally served.
☐ Adult family member with whom Defendant(s) reside(s). Relationship is _____
☐ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).
☐ Agent or person in charge of Defendant(s)'s office or usual place of business.
☐ _____ an officer of said Defendant(s)'s company.
☐ Other: _____

Description: Age 40-50 Height 5'7" Weight 135 Race W Sex F Other _____

I, David Roberts, a competent adult, being duly sworn according to law, depose and state that I
personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the
captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 27th day
of February, 2007
Notary:

By:

NOT SERVED

On the State of New Jersey, 2007, at _____ o'clock _____m., Defendant NOT FOUND because:
PATRICIA E. HARRIS
Commission Expires June 16, 2008
☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: 1ST ATTEMPT

2ND ATTEMPT

3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 2007.

Notary:

By:

Attorney for Plaintiff

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

21

21

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Jim Micklow, Treasurer being duly sworn according to law deposes Enterprise is a newspaper of general circulation with its principal office 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State was established on the 1st day of March, 1902, and has been published in said Town, County and State since that day and on the attached notice April 4, 11 & 18, 2007 as printed and published; that the affiant is one publisher or designated agent of the owner or publisher of said newspaper advertisement was published; that neither the affiant nor Press Enterprise subject matter of said notice and advertisement and that all of the alleged statement as to time, place, and character of publication are true.

James T. N.

Sworn and subscribed to before me this 19th day of April

[Signature]

(Notary Public)

My commission expires

Dennis L. A. Snienfelder
Scott Twp., Colum
My Commission Expires

Member, Pennsylvania Ass

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

SHERIFF'S SALE

WEDNESDAY APRIL 25, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 23 OF 2007 ED AND CIVIL WRIT NO. 1544 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a point on the northern side of Surrey Lane at the southeast corner of Lot No. 6; THENCE along the eastern side of Lot No. 6, North 4 degrees 30 minutes West 150 feet to a point on the south side of new U.S. Route 11; THENCE along the south side of new U.S. Route 11, North 85 degrees 30 minutes East 100 feet to a point in the western side of Lot No. 8; THENCE along the western side of Lot No. 8, South 4 degrees 30 minutes East, 150 feet to a point on the north side of Surrey Lane; THENCE along the north side of Surrey Lane, South 85 degrees 30 minutes West, 100 feet to the place of BEGINNING.

Being Lot No. 7 in Terrace No. 1 of Twin Hills Terraces, whereon is erected a one story frame dwelling.

This description was prepared in accordance with draft of survey made by A. Carl Wolfe, P.E., designated Twin Hills Terraces'. Also designated as Parcel No. 25,02A-036-00,0000 on the Columbia County Tax Maps.

UNDER AND SUBJECT to covenants, conditions, and restrictions as appear in Columbia County Record Book 494, Page 1013.

TITLE TO SAID PREMISES IS VESTED IN Lisa M. Mertz, by Deed from Richard W. Zentner and Jennifer A. Zentner, husband and wife, dated 10/15/2004, recorded 10/25/2004, in Deed Book 20041, page 2118.

Premises being: 405 SURREY LANE, BLOOMSBURG, PA 17815

Tax Parcel #25-02A-036-00,000

TERMS OF SALE

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

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

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

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

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

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-3425

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 764-6300

PHH MORTGAGE CORPORATION, F/K/A
CENDANT MORTGAGE CORPORATION,
D/B/A COLDWELL BANKER MORTGAGE
VS

Docket # 23ED2007

MORTGAGE FORECLOSURE

LISA M. MERTZ A/K/A LISA M. NAVATIER
A/K/A LISA MARIE MERTZ

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, MARCH 09, 2007, AT 12:30 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON LISA M. MERTZ AKA LISA M. NAVATIER AKA LISA MARIE AT 320
NORTH 2ND ST., CATAWISSA BY HANDING TO LISA MERTZ, , 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 MONDAY, MARCH 12, 2007


NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2008



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X
J. ARTER
DEPUTY SHERIFF

PHELAN HALLINAN & SCHMIEG, LLP
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Automated Attendant # 215-320-0007 ext 1478
Operated Assisted # 215-563-7000 ext 1478
Fax # 215-563-8656
Lisa.Steinman@fedphe.com

March 14, 2007

Office of the Sheriff
COLUMBIA County Courthouse

RE: PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE
CORPORATION, v. LISA M. MERTZ A/K/A LISA M. NAVATIER A/K/A
LISA MARIE MERTZ
COLUMBIA COUNTY, NO. 2006-CV-1544

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

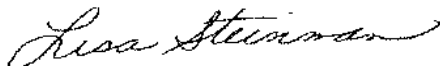
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

*******IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.*******

Yours truly,



LISA STEINMAN
For PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 4/25/07 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: PHH MORTGAGE CORPORATION, F/K/A
CENDANT MORTGAGE CORPORATION,

) CIVIL ACTION

vs.

LISA M. MERTZ A/K/A
LISA M. NAVATIER A/K/A
LISA MARIE MERTZ

) CIVIL DIVISION
) NO. 2006-CV-1544

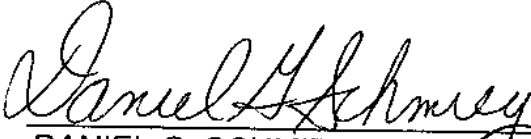
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION**, hereby verify that true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: March 14, 2007

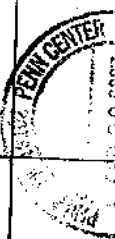

DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Name and Address of Sender
 PHELAN HALLINAN & SCHEMIEG LLC
 ONE PENN CENTER PLAZA, SUITE 1400
 PHILADELPHIA, PA 19103-1814

TEAM 3

Supp

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 405 SURREY LANE BLOOMSBURG, PA 17815		
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		DEPARTMENT OF TREASURY INTERNAL REVENUE SERVICE PHILADELPHIA, PA 19103		
5		UNITED STATES DEPARTMENT OF JUSTICE - U.S. ATTORNEY - MIDDLE DISTRICT OF PA ATTN: MARY CATHERINE FRYE, ESQ. ASSISTANT US ATTORNEY FEDERAL BUILDING 228 WALNUT STREET P.O. BOX 11754 HARRISBURG, PA 17108		
6		INTERNAL REVENUE SERVICE FEDERATED INVESTORS TOWER 13 TH FLOOR, SUITE 1300 1001 LIBERTY AVENUE PITTSBURGH, PA 15222		
7				
8		RE: LISA M. MERTZ A/K/A LISA M. NAVATIER A/K/A LISA MARIE MERTZ TEAM 3/KXO		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	
				PHS #143083.



02 1M
 0004218010
 \$ 01.90⁰⁰
 FEB 20 2007
 MAILED FROM ZIP CODE 19103

82 Buckhorn Road, Bloomsburg, PA 17815
570-784-2696
FAX - 570-784-1425

Montour Township Sewer Fund

Fax

To: Tim Chamberlain

From: Garey Bittenbender

Fax:

Pages: 1

Phone:

Date: February 19, 2007

Re: Lisa Mertz

CC: Rich Roberts, Montour Twp Solicitor

Docket # 23ED2007

JD# 1544JD2006

☐ **Urgent**

☐ **For Review**

☐ **Please Comment**

☐ **Please Reply**

☐ **Please Recycle**

• **Comments:**

Tim, I have received the copies of the Sheriff Sale dated April 25, 2007 for Lisa Mertz, our account # 51. For the property address of 405 Surrey Lane, Bloomsburg, PA 17815

As of the date of sale the amount due will be **\$772.50**. Checks should be made out to Montour Twp. Sewer Fund.

Please advise if you have any questions.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/14/2007

SERVICE# 3 - OF - 15 SERVICES
DOCKET # 22ED2007

PLAINTIFF

THE BANK OF NEW YORK TRUST COMPANY, N.A. AS
SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS
TRUSTEE F/K/A THE CHASE BANK OF TEXAS,
NATIONAL ASSOCIATION, F/K/A TEXAS COMMERCE
BANK, N.A. AS TRUSTEE AND CUSTODIAN BY: SAXON
MORTGAGE SER

DEFENDANT

JOSEPH PECORELLI
JULIE A. ROBINSON
UDREN LAW OFFICE

ATTORNEY FIRM

PERSON/CORP TO SERVED
BERWICK DENTAL ARTS, INC.
105 W. 9TH STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON BROOKE WELSH

RELATIONSHIP SECRETARY IDENTIFICATION _____

DATE 02-16-07 TIME 1200 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 02-16-07

SCOTT MERTZ
C211 389-1316

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

Lisa
356-2752

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/15/2007

SERVICE# 1 - OF - 15 SERVICES
DOCKET # 23ED2007

PLAINTIFF

PHH MORTGAGE CORPORATION, F/K/A CENDANT
MORTGAGE CORPORATION, D/B/A COLDWELL BANKER
MORTGAGE

DEFENDANT

LISA M. MERTZ A/K/A LISA M. NAVATIER A/K/A LISA
MARIE MERTZ

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

LISA M. MERTZ AKA LISA M. NAVATIER
AKA LISA MARIE
320 NORTH 2ND ST.
CATAWISSA

PAPERS TO SERVED

MORTGAGE FORECLOSURE

DSG 058) BLK
MOUNTAIN 62

SERVED UPON Lisa

RELATIONSHIP DEF IDENTIFICATION _____

DATE 3-9-7 TIME 1230 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

3-6-07	1500	CHAMBERLAIN	C/C
03-02-07	0950	DANIEL	C/C
3-6-7	1000	AKTIL	C/C

DEPUTY

DATE 3-12-7

3-9-7 1100
3-12-7 0745

2
2

CARD
CALLED

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/15/2007

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 23ED2007

PLAINTIFF

PHH MORTGAGE CORPORATION, F/K/A CENDANT
MORTGAGE CORPORATION, D/B/A COLDWELL BANKER
MORTGAGE

DEFENDANT

LISA M. MERTZ A/K/A LISA M. NAVATIER A/K/A LISA
MARIE MERTZ

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 2-15-7 TIME 1345 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 2-15-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/15/2007

SERVICE# 7 - OF - 15 SERVICES
DOCKET # 23ED2007

PLAINTIFF PHH MORTGAGE CORPORATION, F/K/A CENDANT
MORTGAGE CORPORATION, D/B/A COLDWELL BANKER
MORTGAGE

DEFENDANT LISA M. MERTZ A/K/A LISA M. NAVATIER A/K/A LISA
MARIE MERTZ

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
DAVID PENNYPACKER-TAX COLLECTOR
515 LEGION RD APT 4
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Posted on front door

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 2-26-7 TIME 1030 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. Allen

DATE 2-26-7

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/15/2007

SERVICE# 5 - OF - 15 SERVICES
DOCKET # 23ED2007

PLAINTIFF

PHH MORTGAGE CORPORATION, F/K/A CENDANT
MORTGAGE CORPORATION, D/B/A COLDWELL BANKER
MORTGAGE

DEFENDANT

LISA M. MERTZ A/K/A LISA M. NAVATIER A/K/A LISA
MARIE MERTZ

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

TENANT(S)

MORTGAGE FORECLOSURE

405 SURREY LANE

BLOOMSBURG

SERVED UPON SCOTT MERTZ

RELATIONSHIP TENANT IDENTIFICATION _____

DATE 3-6-07 TIME 13:10 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

2-15-07 1415 MANNING c/c

3-5-07 1530 at 12 c/c

DEPUTY

P M - 8 DATE 3-6-07

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 02/16/2007

Fee: \$5.00

Cert. NO: 3079

MERTZ LISA M
320 N SECOND ST
CATAWISSA PA 17820

District: MONTOUR TWP
Deed: 20041 -2118
Location: LOT 7 TERR 1
Parcel Id:25 -02A-036-00,000

Assessment: 25,555
Balances as of 02/16/2007

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

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/15/2007

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 23ED2007

PLAINTIFF PHH MORTGAGE CORPORATION, F/K/A CENDANT
MORTGAGE CORPORATION, D/B/A COLDWELL BANKER
MORTGAGE

DEFENDANT LISA M. MERTZ A/K/A LISA M. NAVATIER A/K/A LISA
MARIE MERTZ

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON LESLIE LEVAD

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION

DATE _____ TIME 1405 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

PM DATE 2-15-07

REAL ESTATE OUTLINE

ED # 2-14-07

DATE RECEIVED 2-14-07
DOCKET AND INDEX 2-14-07

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WATCHMAN RELEASE FORM	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>\$777413</u>

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

SALE DATE Apr 25, 07 TIME 0930
POSTING DATE Mar 20, 07
ADV. DATES FOR NEWSPAPER
1ST WEEK Apr 4
2ND WEEK 11
3RD WEEK 18 25

SHERIFF'S SALE

WEDNESDAY APRIL 25, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 23 OF 2007 ED AND CIVIL WRIT NO. 1544 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a point on the northern side of Surrey Lane at the southeast corner of Lot No. 6; THENCE along the eastern side of Lot No. 6, North 4 degrees 30 minutes West 150 feet to a point on the south side of new U.S. Route 11; THENCE along the south side of new U.S. Route 11, North 85 degrees 30 minutes East 100 feet to a point in the western side of Lot No. 8; THENCE along the western side of Lot No. 8, South 4 degrees 30 minutes East, 150 feet to a point on the north side of Surrey Lane; THENCE along the north side of Surrey Lane, South 85 degrees 30 minutes West, 100 feet to the place of BEGINNING.

Being Lot No. 7 in Terrace No. 1 of Twin Hills Terraces, whereon is erected a one story frame dwelling.

This description was prepared in accordance with draft of survey made by A. Carl Wolfe, P.E., designated 'Twin Hills Terraces'. Also designated as Parcel No. 25,02A-036-00,0000 on the Columbia County Tax Maps.

UNDER AND SUBJECT to covenants, conditions, and restrictions as appear in Columbia County Record Book 494, Page 1013.

TITLE TO SAID PREMISES IS VESTED IN Lisa M. Mertz, by Deed from Richard W. Zentner and Jennifer A. Zentner, husband and wife, dated 10/15/2004, recorded 10/25/2004, in Deed Book 20041, page 2118.

Premises being: 405 SURREY LANE, BLOOMSBURG, PA 17815

Tax Parcel #25-02A-036-00,000

TERMS OF SALE

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

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

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

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

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

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

SHERIFF'S SALE

WEDNESDAY APRIL 25, 2007 AT 9:30 AM

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Premises being: 405 SURREY LANE, BLOOMSBURG, PA 17815

Tax Parcel #25-02A-036-00,000

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

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

SHERIFF'S SALE

WEDNESDAY APRIL 25, 2007 AT 9:30 AM

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Premises being: 405 SURREY LANE, BLOOMSBURG, PA 17815

Tax Parcel #25-02A-036-00,000

TERMS OF SALE

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

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

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

Article Addressed to:

Internal Revenue Service
1001 Liberty Ave.
Pittsburgh, PA 15222

Article Number
(Transfer from service label)
7005

Form 3811, February 2004

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p> <input checked="" type="checkbox"/> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. <input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits. </p>		<p> A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Address </p>	
<p>1. Article Addressed to:</p> <p>Commonwealth of PA PO Box 2675 Harrisburg, PA 17105</p>		<p> B. Received by (Printed Name) C. Date of Delivery FEB 16 2007 </p>	
<p>2. Article Number</p> <p>(Transfer from service label)</p>		<p> D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No </p>	
<p>3. Service Type</p> <p> <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail </p>		<p> <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D. </p>	
<p>4. Restricted Delivery? (Extra Fee)</p>		<p><input type="checkbox"/> Yes</p>	

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:

US Atty Middle District
Attn. Mary Frye, Esq.
PO Box 11754
Harrisburg, PA 17108

2. Article Number
(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
[Signature]

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from above? ☒ Yes
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

7005 1160 0000 3414 9074

PS Form 3811, February 2004

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <input type="checkbox"/> Agent 23</p> <p>X <input checked="" type="checkbox"/> Address</p>	
<p>1. Article Addressed to:</p> <p>OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105</p>		<p>B. Received by (Printed Name) C. Date of Delivery FEB 16</p> <p></p>	
<p>2. Article Number (Transfer from service label)</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>7005 1160 0000 3414 9111</p>		<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1</p>	

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

7005 1160 0000 3414 9128

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article

(Title)

PS Form

COMPLETE THIS SECTION ON DELIVERY

- Signature *Robert N. Cox* ☒ Agent
- B. Received by (Printed Name) *Robert N. Cox* C. Date of Delivery *2/20/04*
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

- Signature *Robert N. Cox* ☒ Agent
- B. Received by (Printed Name) *Robert N. Cox* C. Date of Delivery *2/20*
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

35

02595-02-M-15

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

PHH MORTGAGE
CORPORATION, F/K/A CENDANT
MORTGAGE CORPORATION,
D/B/A COLDWELL BANKER
MORTGAGE

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2006 CV 1544 MF Term 2005

2007-ED-23

WRIT OF EXECUTION
(Mortgage Foreclosure)

vs.

LISA M. MERTZ
A/K/A LISA M. NAVATIER
A/K/A LISA MARIE MERTZ

Commonwealth of Pennsylvania:

County of

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 405 SURREY LANE, BLOOMSBURG, PA 17815
(See Legal Description attached)

Amount Due	<u>\$134,351.28</u>
Additional Fees and Costs	<u>\$ 2,500.00</u>
Interest from 01/12/07 to Sale	<u>\$</u> and costs.
at \$22.09per diem	

Dated

Feb. 14, 2007

(SEAL)

Sammi B. Kline

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

DESCRIPTION

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

BEGINNING at a point on the northern side of Surrey Lane at the southeast corner of Lot No. 6;

THENCE along the eastern side of Lot No. 6, North 4 degrees 30 minutes West 150 feet to a point on the south side of new U.S. Route 11;

THENCE along the south side of new U.S. Route 11, North 85 degrees 30 minutes East 100 feet to a point in the western side of Lot No. 8;

THENCE along the western side of Lot No. 8, South 4 degrees 30 minutes East, 150 feet to a point on the north side of Surrey Lane;

THENCE along the north side of Surrey Lane, South 85 degrees 30 minutes West, 100 feet to the place of BEGINNING.

Being Lot No. 7 in Terrace No. 1 of Twin Hills Terraces, whereon is erected a one story frame dwelling.

This description was prepared in accordance with draft of survey made by A. Carl Wolfe, P.E., designated 'Twin Hills Terraces'. Also designated as Parcel No. 25, 02A-036-00,0000 on the Columbia County Tax Maps.

UNDER AND SUBJECT to covenants, conditions, and restrictions as appear in Columbia County Record Book 494, Page 1013.

TITLE TO SAID PREMISES IS VESTED IN Lisa M. Mertz, by Deed from Richard W. Zentner and Jennifer A. Zentner, husband and wife, dated 10/15/2004, recorded 10/25/2004, in Deed Book 20041, page 2118.

Premises being: 405 SURREY LANE, BLOOMSBURG, PA 17815
Tax Parcel #25-02A-036-00,000

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

FACSIMILE TRANSMITTAL SHEET

TO: <i>Gacey</i>	FROM: <i>Tim</i>
COMPANY:	DATE: <i>2-15-07</i>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: <i>5</i>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE:	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

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) 784-6306

Thursday, February 15, 2007

**MONTOUR TWP SEWER
C/O GAREY BITTENBENDER
BLOOMSBURG, PA 17815-**

**PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE
CORPORATION, D/B/A COLDWELL BANKER MORTGAGE
VS
LISA M. MERTZ A/K/A LISA M. NAVATIER A/K/A LISA MARIE MERTZ**

DOCKET # 23ED2007 **JD # 1544JD2006**

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

PHILAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

PHH MORTGAGE CORPORATION, F/K/A

CENDANT MORTGAGE CORPORATION, D/B/A

COLDWELL BANKER MORTGAGE

3000 LEADENHALL ROAD

MOUNT LAUREL, NJ 08054

Plaintiff,

v.

LISA M. MERTZ

A/K/A LISA M. NAVATIER

A/K/A LISA MARIE MERTZ

320 NORTH 2ND STREET

CATAWISSA, PA 17820

Defendant(s).

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2006 CV 1544 MF

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: **LISA M. MERTZ A/K/A LISA M. NAVATIER A/K/A LISA MARIE MERTZ**
320 NORTH 2ND STREET
CATAWISSA, PA 17820

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

Your house (real estate) at **405 SURREY LANE, BLOOMSBURG, PA 17815** is scheduled to be sold at Sheriff's Sale on April 25, 2007, at 9:30 a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$134,351.28** obtained by PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION, D/B/A COLDWELL BANKER MORTGAGE, (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, PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION, D/B/A COLDWELL BANKER MORTGAGE, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
3. You may also be able to stop the Sale through other legal proceedings.

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

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

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

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

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

DESCRIPTION

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TITLE TO SAID PREMISES IS VESTED IN Lisa M. Mertz, by Deed from Richard W. Zentner and Jennifer A. Zentner, husband and wife, dated 10/15/2004, recorded 10/25/2004, in Deed Book 20041, page 2118.

Premises being: 405 SURREY LANE, BLOOMSBURG, PA 17815
Tax Parcel #25-02A-036-00,000

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**PHH MORTGAGE CORPORATION, F/K/A
CENDANT MORTGAGE CORPORATION,
D/B/A COLDWELL BANKER MORTGAGE
3000 LEADENHALL ROAD
MOUNT LAUREL, NJ 08054**

Plaintiff,

v.

**LISA M. MERTZ
A/K/A LISA M. NAVATIER
A/K/A LISA MARIE MERTZ
320 NORTH 2ND STREET
CATAWISSA, PA 17820**

**:
:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2006 CV 1544 MF
:
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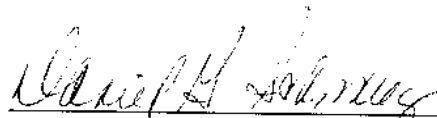
Defendant(s).

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

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

**PHH MORTGAGE CORPORATION, F/K/A
CENDANT MORTGAGE CORPORATION,
D/B/A COLDWELL BANKER MORTGAGE
3000 LEADENHALL ROAD
MOUNT LAUREL, NJ 08054**

Plaintiff,

v.

**LISA M. MERTZ
A/K/A LISA M. NAVATIER
A/K/A LISA MARIE MERTZ
320 NORTH 2ND STREET
CATAWISSA, PA 17820**

Defendant(s).

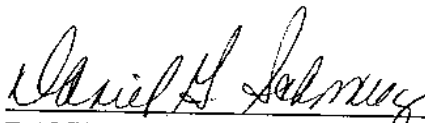
**:
:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2006 CV 1544 MF
:
:
:
:
:**

CERTIFICATION

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

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

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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.

Samuel G. Roadarmel
(Attorney for Plaintiff(s)) (SEAL)

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

Samuel G. Roadarmel
(Attorney for Plaintiff(s)) (SEAL)

_____, 20____
HARRY A. ROADARMEL
COLUMBIA County, Pa. Sheriff

Sir: --- There will be placed in your hands
for service a Writ of _____ EXECUTION (REAL ESTATE) _____, styled as

follows: PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION, D/B/A COLDWELL BANKER MORTGAGE vs LISA M. MERTZ A/K/A LISA M. NAVATIER A/K/A LISA MARIE MERTZ and

The defendant(s) will be found at 320 NORTH 2ND STREET, CATAWISSA, PA 17820

Samuel G. Roadarmel
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

SHERIFF'S RETURN

PHH MORTGAGE CORPORATION, F/K/A CENDANT
MORTGAGE CORPORATION, D/B/A COLDWELL BANKER
MORTGAGE

Plaintiff

vs.

LISA M. MERTZ A/K/A LISA M. NAVATIER A/K/A LISA
MARIE MERTZ

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2006 CV 1544 MF CD Term, 2000

WRIT

ISSUED

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

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 200__ at _____ O'Clock _____ m., served the within
_____ upon _____
at _____
_____ by handing to _____
_____ a true and correct copy of the original Notice of Sale and made known to _____
the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20 _____

Notary Public

BY: _____
Sheriff

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

return

So Answers,

Sheriff

Deputy Sheriff

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff
(215)563-7000

Attorney for Plaintiff

PHH MORTGAGE CORPORATION, F/K/A	:	
CENDANT MORTGAGE CORPORATION, D/B/A	:	COLUMBIA COUNTY
COLDWELL BANKER MORTGAGE	:	COURT OF COMMON PLEAS
3000 LEADENHALL ROAD	:	
MOUNT LAUREL, NJ 08054	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO. 2006 CV 1544 MF
	:	
v.	:	
LISA M. MERTZ	:	
A/K/A LISA M. NAVATIER	:	
A/K/A LISA MARIE MERTZ	:	
320 NORTH 2ND STREET	:	
CATAWISSA, PA 17820	:	

Defendant(s).

NOTICE OF SHERIFF’S SALE OF REAL PROPERTY

TO: LISA M. MERTZ A/K/A LISA M. NAVATIER A/K/A LISA MARIE MERTZ
320 NORTH 2ND STREET
CATAWISSA, PA 17820

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..

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

DESCRIPTION

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

BEGINNING at a point on the northern side of Surrey Lane at the southeast corner of Lot No. 6;

THENCE along the eastern side of Lot No. 6, North 4 degrees 30 minutes West 150 feet to a point on the south side of new U.S. Route 11;

THENCE along the south side of new U.S. Route 11, North 85 degrees 30 minutes East 100 feet to a point in the western side of Lot No. 8;

THENCE along the western side of Lot No. 8, South 4 degrees 30 minutes East, 150 feet to a point on the north side of Surrey Lane;

THENCE along the north side of Surrey Lane, South 85 degrees 30 minutes West, 100 feet to the place of BEGINNING.

Being Lot No. 7 in Terrace No. 1 of Twin Hills Terraces, whereon is erected a one story frame dwelling.

This description was prepared in accordance with draft of survey made by A. Carl Wolfe, P.E., designated 'Twin Hills Terraces'. Also designated as Parcel No. 25, 02A-036-00,0000 on the Columbia County Tax Maps.

UNDER AND SUBJECT to covenants, conditions, and restrictions as appear in Columbia County Record Book 494, Page 1013.

TITLE TO SAID PREMISES IS VESTED IN Lisa M. Mertz, by Deed from Richard W. Zentner and Jennifer A. Zentner, husband and wife, dated 10/15/2004, recorded 10/25/2004, in Deed Book 20041, page 2118.

Premises being: 405 SURREY LANE, BLOOMSBURG, PA 17815
Tax Parcel #25-02A-036-00,000

DESCRIPTION

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Premises being: 405 SURREY LANE, BLOOMSBURG, PA 17815
Tax Parcel #25-02A-036-00,000

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THENCE along the north side of Surrey Lane, South 85 degrees 30 minutes West, 100 feet to the place of BEGINNING.

Being Lot No. 7 in Terrace No. 1 of Twin Hills Terraces, whereon is erected a one story frame dwelling.

This description was prepared in accordance with draft of survey made by A. Carl Wolfe, P.E., designated 'Twin Hills Terraces'. Also designated as Parcel No. 25, 02A-036-00,0000 on the Columbia County Tax Maps.

UNDER AND SUBJECT to covenants, conditions, and restrictions as appear in Columbia County Record Book 494, Page 1013.

TITLE TO SAID PREMISES IS VESTED IN Lisa M. Mertz, by Deed from Richard W. Zentner and Jennifer A. Zentner, husband and wife, dated 10/15/2004, recorded 10/25/2004, in Deed Book 20041, page 2118.

Premises being: 405 SURREY LANE, BLOOMSBURG, PA 17815
Tax Parcel #25-02A-036-00,000

DESCRIPTION

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BEGINNING at a point on the northern side of Surrey Lane at the southeast corner of Lot No. 6;

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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

PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION
D/B/A COLDWELL BANKER MORTGAGE

Court Number

2006 CV 1544 MF

Defendant

LISA M. MERTZ A/K/A LISA M. NAVATIER A/K/A LISA MARIE MERTZ &

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
LISA M. MERTZ A/K/A LISA M. NAVATIER A/K/A LISA MARIE MERTZ

AT

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

320 NORTH 2ND STREET, CATAWISSA, PA 17820

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

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

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
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Plaintiff PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION D/B/A COLDWELL BANKER MORTGAGE	Court Number 2006 CV 1544 MF
--	--

Defendant LISA M. MERTZ A/K/A LISA M. NAVATIER A/K/A LISA MARIE MERTZ &	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
---	--

SERVE 	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
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SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.
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Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (215)563-7000	Date
---	--	-------------

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
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RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%; vertical-align: top;"> SO ANSWERS Signature of Dep. Sheriff </td> <td style="width: 20%; vertical-align: top;"> Date </td> </tr> <tr> <td style="vertical-align: top;"> Signature of Sheriff </td> <td style="vertical-align: top;"> Date </td> </tr> <tr> <td colspan="2" style="vertical-align: top;"> Sheriff of _____ </td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
SO ANSWERS Signature of Dep. Sheriff	Date						
Signature of Sheriff	Date						
Sheriff of _____							

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Plaintiff PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION D/B/A COLDWELL BANKER MORTGAGE		Expiration date Court Number 2006 CV 1544 MF
Defendant LISA M. MERTZ A/K/A LISA M. NAVATIER A/K/A LISA MARIE MERTZ &		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. ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 405 SURREY LANE, BLOOMSBURG, PA 17815	

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

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

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

Sheriff of COLUMBIA County, Penna.

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

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

PLAINTIFF	Court Number
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RETURNED:

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

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

Attorney for Plaintiff

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

PHH MORTGAGE CORPORATION, F/K/A	:	
CENDANT MORTGAGE CORPORATION, D/B/A	:	COLUMBIA COUNTY
COLDWELL BANKER MORTGAGE	:	COURT OF COMMON PLEAS
3000 LEADENHALL ROAD	:	
MOUNT LAUREL, NJ 08054	:	CIVIL DIVISION
	:	
Plaintiff,	:	NO. 2006 CV 1544 MF
v.	:	
	:	
LISA M. MERTZ	:	
A/K/A LISA M. NAVATIER	:	
A/K/A LISA MARIE MERTZ	:	
320 NORTH 2ND STREET	:	
CATAWISSA, PA 17820	:	

Defendant(s).

AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No.1)

PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION, D/B/A COLDWELL BANKER MORTGAGE, 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 **405 SURREY LANE, BLOOMSBURG, PA 17815**.

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

NAME

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

LISA M. MERTZ

320 NORTH 2ND STREET

A/K/A LISA M. NAVATIER

CATAWISSA, PA 17820

A/K/A LISA MARIE MERTZ

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

NAME

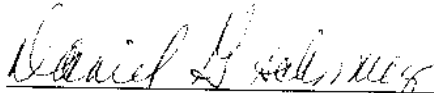
LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

SAME AS ABOVE

3. Name and address of every judgment creditor whose judgment is a recorded lien on the real property to be sold:
- | | |
|--|---|
| NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
| DEPARTMENT OF TREASURY –
INTERNAL REVENUE SERVICE | PHILADELPHIA, PA 19103 |
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.) |
| UNITED STATES DEPARTMENT
OF JUSTICE – U.S. ATTORNEY –
MIDDLE DISTRICT OF PA
ATTN: MARY CATHERINE FRYE,
ESQ. ASSISTANT US ATTORNEY | FEDERAL BUILDING
228 WALNUT STREET
P.O. BOX 11754
HARRISBURG, PA 17108 |
| INTERNAL REVENUE SERVICE
FEDERATED INVESTORS TOWER | 13TH FLOOR, SUITE 1300
1001 LIBERTY AVENUE
PITTSBURGH, PA 15222 |
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 | 405 SURREY LANE
BLOOMSBURG, PA 17815 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

February 8, 2007
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

**PHH MORTGAGE CORPORATION, F/K/A
CENDANT MORTGAGE CORPORATION, D/B/A
COLDWELL BANKER MORTGAGE
3000 LEADENHALL ROAD
MOUNT LAUREL, NJ 08054**

Plaintiff,

v.

**LISA M. MERTZ
A/K/A LISA M. NAVATIER
A/K/A LISA MARIE MERTZ
320 NORTH 2ND STREET
CATAWISSA, PA 17820**

**:
:
: COLUMBIA COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO. 2006 CV 1544 MF**

Defendant(s).

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

**PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION,
D/B/A COLDWELL BANKER MORTGAGE, 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 405 SURREY LANE, BLOOMSBURG, PA 17815.**

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

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

**LISA M. MERTZ
A/K/A LISA M. NAVATIER
A/K/A LISA MARIE MERTZ**

**320 NORTH 2ND STREET
CATAWISSA, PA 17820**

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

NAME

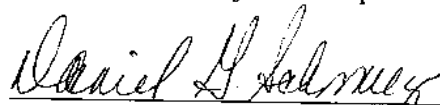
LAST KNOWN ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)

SAME AS ABOVE

3. Name and address of _____ ry judgment creditor whose judgment is a _____ ord lien on the real property to be sold:
- | NAME | LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.) |
|--|---|
| DEPARTMENT OF TREASURY –
INTERNAL REVENUE SERVICE | PHILADELPHIA, PA 19103 |
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.) |
|--|---|
| UNITED STATES DEPARTMENT
OF JUSTICE – U.S. ATTORNEY –
MIDDLE DISTRICT OF PA
ATTN: MARY CATHERINE FRYE,
ESQ. ASSISTANT US ATTORNEY | FEDERAL BUILDING
228 WALNUT STREET
P.O. BOX 11754
HARRISBURG, PA 17108 |
| INTERNAL REVENUE SERVICE
FEDERATED INVESTORS TOWER | 13TH FLOOR, SUITE 1300
1001 LIBERTY AVENUE
PITTSBURGH, PA 15222 |
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 | 405 SURREY LANE
BLOOMSBURG, PA 17815 |
| DOMESTIC RELATIONS OF
COLUMBIA COUNTY | COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815 |
| COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE | P.O. BOX 2675
HARRISBURG, PA 17105 |

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

February 8, 2007
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff