SHERIFF'S SALE COST SHEET

NO. NO. 1797-06	RAICH & AND	e lectoral
NO. 197-06	D DATE/TIME OF	SALE AKA 3900
		<u></u>
DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ /75,00	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ 32.50	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ 24,00°	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ 6200	
NOTARY	\$ 15,00	. 4
TOTAL ********	\$ 15,00 ****** \$44	<u> 5,50</u>
WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ 1/ 10 to 15	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *******	****** <u>5 / 3</u>	94,16
PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>1/2 (1/2)</u>	
TOTAL *******	*********	<u> 590</u>
REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>770,58</u> \$ <u>586,87</u>	
SCHOOL DIST. 20_	\$ 500/6/	
DELINQUENT 20_	\$ 4487/17 ******** \$ 5 3	1/18-00-00
TOTAL *******	*******	<u>947,6</u> 3
MINICIPAL PERCENTE.		
MUNICIPAL FEES DUE:	n 15-7-11	
SEWER 20_	\$ 3 3 7 7 7 T	
WATER 20	\$ <u>\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\</u>	r-n/
IUIAL ********	<u> </u>	1) PT
SURCHARGE FEE (DSTE)	e / ()	9.7X5
MISC. Plance (o.	€ 110.60	770.00
MIDC. primite Govern	\$ 1101 000	
TOTAL ********	\$ <u>//0,60</u> \$ <u>/ 40</u> \$ ********** \$ <u>//0</u>	7,60
101712	φ <u>///</u>	
TOTAL COSTS (OP	ENING BID)	s <u>8274.73</u>
101112 00515 (01		¥ <u>~~~~</u>

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

GATHE NED. ing vs	Food & Felly	Lidne Sil
NO. <u>\$\langle \langle </u>	NO. 1791-06	
DATE/TIME OF SALE: Aug.	<u> 090</u>	
BID PRICE (INCLUDES COST)	s 8294,73	
POUNDAGE – 2% OF BID	<u>\$ 169,85 </u>	
TRANSFER TAX – 2% OF FAIR MKT	\$	
MISC. COSTS	\$	
TOTAL AMOUNT NEEDED TO PURCH	ASE	s 8464,58
PURCHASER(S):ADDRESS:		
NAMES(S) ON DEED:		
PURCHASER(S) SIGNATURE(S): A 9 en	tor thelan,	<u>ev</u>
TOTAL DUE:	,	\$ 8464,58
LESS DEPOSIT:		\$ 1350,00
DOWN PAYMENT:	:	\$
TOTAL DUE IN 8 D	DAYS	s 7114.58

PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400 Philadelphia, PA 19103-1814 Operated Assistant 215-563-7000 Automated Assistant 215-320-0007 nora.ferrer@fedphe.com

Nora Ferrer Legal Assistant, ext. 1477 Representing Lenders in Pennsylvania and New Jersey

August 10, 2007

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

Re:

Fred A. Robinson & Kelly A. Robinson 1427 Rear 3rd Avenue Berwick, PA 18603 No. 2006-CV-1797

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 GMAC MORTGAGE LLC, S/I/I TO GMAC MORTGAGE CORPORATION, 500 Enterprise Road, Suite 150, Horsham, PA, 19044.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly

Enclosure

cc: GMAC MORTGAGE, LLC

Account No. 0359297255

8-12 Cand will

ENTITY FAP

VENDOR

Sheriff of Columbi ounty [SCOLU]

CHECK DATE CHECK NO. 08/13/2007 619662

61962 000772087 08/13/2007 143426 441.98 IXQ [143428] 0359297255 RODINSON, FSILD ATTN: Alexandra Chambrellian	r Payyet	NT AMOUNT
ATTN: Shereff Chambrelon	0.00	441.9E

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER ONE PENN CENTER, SUITE 1400 PHILADELPHIA, PA 19103-1814

COMMERCE BANK PHILADELPHIA, PA 19148 3-180/360

CHECK NO 619662

	JMQ 28/13/2007
DATE	AMOUNT
08/13/2007	*******441.98

Void after 180 days

Pay FOUR HUNDRED FORTY ONE AND 98/100 DOLLARS

To The Order

Sheriff of Columbia County 35 W Main Street Bloomsburg, PA 17815

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OF PRESS HERE - RED MAGE DISAPPEARS WITH HEAT.

ENTITY FAP

VENDOR

Sheriff of Columbi ounty [SCOLU]

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PHELAN HALLINAN & SCHMIEG ELP ATTORNEY ESCROW ACCOUNT CAEFURN CENTER: SCHRE-1400 PHILADELPHIA, PA 19103-1814

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

FOUR HUNDRED FORTY ONE AND 98/100 DOLLARS

COMMERCE BANK PHILADELPHIA, PA 19148

3-180/360

CHECK NO 619661

	JMD' 08/15/2007
DATE	AMOUNT
08/13/2007	*******441.98

To The Order Of

Pay

Sheriff of Columbia County 35 W Main Street Bloomsburg, PA 17815

ENTITY FAP

VENDOR

Sheriff of Columbi. ounty [SCOLU]

CHECK DATE CHECK NO. 08/10/2007 619291

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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 619291

DATE AMOUNT

08/10/2007 ******7,114.58

Pay SEVEN THOUSAND ONE HUNDRED FOURTEEN AND 58/100 DOLLARS

Void after 180 days

To The Order Of

PHILADELPHIA, PA. 19103-1814

Sheriff of Columbia County 35 W Main Street Bloomsburg, PA 17815

Frans S. Hellin

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES DEPT. 280605 HARRISBURG, PA 17128-0603

RECORDER'S REFUSAL TO RECORD THE DEED.

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse	for	Instru	etions
-------------	-----	--------	--------

State Tax Paid	
Book Number	
Zip Code Zip Code	
Page Number	

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 exemptions 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 CORRESPON	DENT – All inq	uiries may be	directed to the follow	ing person:	
Name			elephone Number:		
Daniel G. Schmieg, Esquire	Suite 1400		Area Code (215) 563-7000	
Street Address		City	State	Zip Code	
One Penn Center at Suburban S	tation, 1617 JFK	Philadelphia	PA	19103	
Blvd.					
B TRANSFER D.	ATA	Date of Acceptance o	f Document		
Grantor(s)/Lessor(s)		Grantee(s)/Lessee(s)			
Timothy T. Chamberlain -	Sheriff		AGE LLC, S/I/I TO GMAC MO	DTCACE.	
Columbia County Courtho		CORPORATION		OKIGAGE	
Street Address		Street Address			
P.O. Box 380, 35 W. Main Street		500 Enterprise Re	oad, Suite 150		
City State	Zip Code	City	State	Zip Code	
Bloomsburg PA	17815	Horsham	PA	19044	
C PROPERTY L	OCATION				
Street Address		City, Township, Boro	ough		
1427 Rear 3rd Avenue, Berwick,	PA 18603	Borough of Bery	wick		
County	School District	· · · - · · · · ·	Tax Parcet Number		
Columbia	Borough of Berwick	<u> </u>	04D-06-127-00,000		
D VALUATION DA	TA				
1. Actual Cash Consideration	2. Other Consideration		3. Total Consideration		
\$8,294.73	+ -0-		= \$8,294.73		
4. County Assessed Value	5. Common Level Ratio	Factor 6. Fair Market Value			
\$12,450.00	x 3.55	= \$44,197.50			
E EXEMPTION					
1a. Amount of Exemption Claimed	1b. Percentage of Intere	st Conveyed			
0%	100%		Transfer Taxes \$883.95		
2. Check Appropriate Box Below for E	remption Claimed			· · · · · · · · · · · · · · · · · · ·	
_ · · ·	computer Ciamica				
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☐ Transfer to Industrial Developm		(Name of	Decedant) (Estate Fil	e Number)	
Transfer to a Trust. (Attach com	plete copy of trust agre	ement identifying all b	oeneficiaries.)		
Transfer between principal and	agent. (Attach complete	e copy of agency/straw	party agreement.)		
Transfer from mortgagor to a ho	lder of a mortgage in d	efault. Mortgage Boo	k Number, Page Number.		
Transfers to the Commonwealth,	the United States and I	Instrumentalities by g	ift, dedication, condemnation or in	lieu of condemnation.	
 (If condemnation or in lieu of co □ Corrective or confirmatory deed 					
•					
Statutory corporate consolidatio			s)		
Other (Please explain exemption	claimed, if other than l	isted above.		····	
Under Penalties of law, I declare that	I have examined this S	tatement, including ac	companying information, and to t	he best of my	
knowledge and belief, it is true, correc	t and complete.			·	
Signature of Correspondent or Responsible Daniel G. Schmieg, ESQUIRE	e Party -	AXX	> D	8 10 cz	
FAILURE TO COMPLETE THIS FO	RM PROPERLY OR	ATTACH APPLICAB	LE DOCUMENTATION MAY RI	ESULT IN THE	

ENTITY FAP

VENDOR

Sheriff of Columbi .ounty [SCOLU]

CHECK DATE CHECK NO. 08/10/2007 619291

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

PHILADELPHIA, PA 19103-1814

COMMERCE BANK PHILADELPHIA, PA 19148

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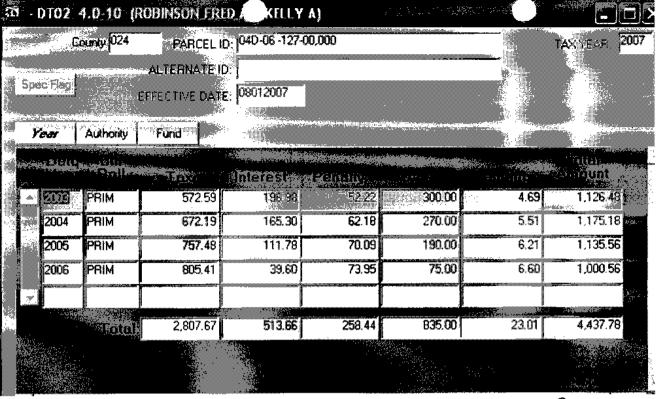
Pay SEVEN THOUSAND ONE HUNDRED FOURTEEN AND 58/100 DOLLARS

Void after 180 days

To The Order Of

Sheriff of Columbia County 35 W Main Street Bloomsburg, PA 17815

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



Plus 45.00 Cost. 5.00 Tax Cert. 4,487.78

Amount for August

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

GMAC Mortgage Corporation

Court of Common Pleas

Plaintiff

: Civil Division

vs.

: Columbia County

Fred A. Robinson

: No. 2006-CV-1797

Kelly A. Robinson

Defendants

ORDER

AND NOW, this 18th day of July , 2007 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tune in this case as follows:

Principal Balance	\$24,560.52
Interest Through 8/01/07	12,459.30
Per Diem \$7.91	,
Late Charges	651.50
Legal fees	2,625.00
Cost of Suit and Title	1,398.50
Sheriff's Sale Costs	0.00
Property Inspections	104.75
Appraisal/Brokers Price Opinion	0.00
Mortgage Insurance Premium/Private	0.00
Mortgage Insurance	
NSF (Non-Sufficient Funds charge)	0.00

Suspense/Misc. Credits Escrow Deficit

0.00 272.00

TOTAL

\$42,071.57

Plus interest from 8/01/07 through the date of sale at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT

15/Sco H W. Naus

143426

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IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

GMAC Mortgage Corporation

Court of Common Pleas

Plaintiff

Civil Division

VS.

: Columbia County

Fred A. Robinson Kelly A. Robinson : No. 2006-CV-1797

Defendants

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BY THE COURT

15/Scott W. Naus

143426



May 24, 2007

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

GMAC MORTGAGE CORPORATION

VS.

FRED A. ROBINSON KELLY A. ROBINSON

DOCKET # 50ED2007

JD # 1797JD2006

Dear Timothy:

The new updated balance due on sewer account #135354 for the property located at 1427 Rear 3rd Avenue Berwick, Pa through September 2007 is \$974.17. The amount owed for the sewer account is \$858.17, plus \$116.00 to satisfy the lien.

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

Sincerely.

Authority Clerk

Hearing Impaired 711 "BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

Paula J. Barry, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice

May 2, 9, 16, 2007 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

	$\alpha \beta \beta \gamma $
Sworn and subscribed to before	me this day of MAY 2007
	(Notary Public) Commonwealth Of Pennsylvania My commission expires Notarial Seal Dennis L. Ashenfelder, Notary Public Scott Twp., Columbia County My Commission Expires July 3, 2007
And now,	Member Pennsylvania Association Of Notaries, 20, I hereby certify that the advertising and
	for publishing the foregoing notice, and the
fee for this affidavit have been paid:	in full.

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SHERIFF'S OFFICE

MONROE COUNTY, PENNSYLVANIA COURTHOUSE, STROUDSBURG, PA 18360

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SHERIFF'S OFFICE MONROE COUNTY, PENNSYLVANIA COURTHOUSE, STROUDSBURG, PA 18360

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

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GMAC MORTGAGE	IN THE COURT OF COMMON PLEAS OF
CORPORATION	COLUMBIA COUNTY, PENNSYLVANIA
vs. FRED A. ROBINSON	No. 2006-CV-1797 Term 2005 WRIT OF EXECUTION
KELLY A. ROBINSON	(Mortgage Foreclosure)
Commonwealth of Pennsylvania:	West 2007-ED-50
County of	7,00 (200 / 2 D = 3 C
TO THE SHERIFF OF	COLUMBIA COUNTY, PENNSYLVANIA:
To satisfy the judgment, interest and c (specifically described property below):	osts in the above matter you are directed to levy upon and sell the following property
PREMISES: 1427 REAR 3RD AVEN (See Legal Description	IUE, BERWICK, PA 18603 attached)
Amount Due Additional Fees Interest from 03/ at \$6.31per diem	/17/07 to Sale \$ and costs

Dated March 17 2007

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

Proth. & Cik. Of Sev. Courts My Com. Ex. 1st Mon. Jan 2008

DESCRIPTION

ALL those two certain pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Parcel No. 1;

BEGINNING at a point on the northerly side of a fifteen (15) foot alley, parallel with Third Avenue, 183.4 feet east of Poplar Street; thence along the northerly side of said alley in an easterly direction a distance of 82.5 feet to the westerly side of another alley, running north and south; thence along the westerly side of said alley in a northerly direction a distance of 64.7 feet to the southerly side of another alley, parallel with Freas Avenue; thence along the southerly side of said alley, in a westerly direction a distance of 82.6 feet to a corner in line of other land of the Grantor, Parcel No. 2 below; thence along same in a southerly direction, parallel with Poplar Street a distance of 60.33 feet to the place of beginning. Being part of Lot no. "980" of the Berwick Land and Improvement Company's Addition to Berwick.

Parcel No. 2;

BEGINNING at a point on the southerly side of the second alley north of Third Avenue, said point also being the northwest corner of land late of John W. Faux, now Parcel No. 1 above; thence along same in a southerly direction, a distance of 60.33 feet to the northerly line of an alley; thence along the northerly line of said alley in a westerly direction a distance of 100 feet to a corner in ine of land now or late of Katie Hnylanski; thence in a northerly direction parallel with the first course herein to a point in the southerly line in the alley first above-mentioned; thence along said alley in an easterly direction a distance of 100 feet to the northwest corner of Parcel No. 1, the place of beginning. Being a portion of Lot No. "980" of the Berwick Land and Improvement Company's Addition to Berwick.

The designation of the above lots as being parts or portions of Lot No. "980" appears to be a manifest error, there being mother Lot No. 980 of the Berwick Land and Improvement Company's Addition which is in numerical order with adjoining lots.

BEING the same premises conveyed to Ernest D. Ney, III and Brian Earl Cooke as tenants in common by deed of Helen E. Ney, Widow, dated June 10, 1987, recorded in Columbia County Record Book 390 Page 753 on June 16, 1987.

AND, FURTHER, BEING the same premises subject to a Partition Action filed to No. 1581 of 1997 Columbia County Court of Common Pleas.

PARCEL IDENTIFICATION NO: 04D-06-127-00,000

RECORD OWNER

FITLE TO SAID PREMISES IS VESTED IN Fred A. Robinson and Kelly A. Robinson, his wife, by Deed from Tami B. Kline, Clerk of Courts, by and on behalf of Brian Cooke, A/K/A, Brian Earl Cooke and Ernest D. Ney, III, and pursuant to an Order of Court dated September 2, 1999 and filed to Civil Action No. 1581 of 1997, dated 12/22/1999, recorded 12/30/1999, in Deed Book 19991, page 2210.

Premises being: 1427 REAR 3RD AVENUE, BERWICK, PA 18603 Fax Parcel #04D-06-127-00,000

PHELAN HALLINAN & SCHW-EG, LLP

3v: DANIEL G. SCHMIEG dentification No. 62205

Attorney for Plaintiff

One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard

Suite 1400

CO:

Philadelphia, PA 19103-1814

Attorney for Plaintiff

215)563-7000

GMAC MORTGAGE CORPORATION

500 ENTERPRISE ROAD, STE 150 **COLUMBIA COUNTY**

HORSHAM, PA 19044 COURT OF COMMON PLEAS

Plaintiff,

v. CIVIL DIVISION

FRED A. ROBINSON

KELLY A. ROBINSON NO. 2006-CV-1797

1427 REAR 3RD AVENUE

BERWICK, PA 18603

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

FRED A. ROBINSON 1427 REAR 3RD AVENUE BERWICK, PA 18603

KELLY A. ROBINSON 1427 REAR 3RD AVENUE **BERWICK, PA 18603**

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 1427 REAR 3RD AVENUE, BERWICK, PA 18603 is scheduled to be sold at 9:30 May 23, 2007 t Sheriff's Sale on a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of \$38,380.01 obtained by GMAC MORTGAGE CORPORATION, (the Mortgagee) against you. In the event the sale is continued, an announcement will e 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:

- The Sale will be cancelled if you pay to the Mortgagee, GMAC MORTGAGE CORPORATION, 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.
- You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the adgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
 - 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 ave of stopping the Sale. (See the Notice below on how to obtain an attorney.)

YOU MAY STILL BE ABLE T SAVE YOUR PROPERTY AND YOUR 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.
- 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.
- 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.
- 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.
- 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.
- 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

ALL those two certain pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

arcel No. 1:

BEGINNING at a point on the northerly side of a fifteen (15) foot alley, parallel with Third Avenue, 183.4 feet east of Poplar Street; thence along the northerly side of said alley in an easterly direction a distance of 82.5 feet to the westerly side of another alley, running north and south; thence along the westerly side of said alley in a northerly direction a distance of 64.7 feet to he southerly side of another alley, parallel with Freas Avenue; thence along the southerly side of said alley, in a westerly direction a fistance of 82.6 feet to a corner in line of other land of the Grantor, Parcel No. 2 below; thence along same in a southerly direction, parallel with Poplar Street a distance of 60.33 feet to the place of beginning. Being part of Lot no. "980" of the Berwick Land and improvement Company's Addition to Berwick.

arcel No. 2:

BEGINNING at a point on the southerly side of the second alley north of Third Avenue, said point also being the northwest corner of land late of John W. Faux, now Parcel No. 1 above; thence along same in a southerly direction, a distance of 60.33 feet to he northerly line of an alley; thence along the northerly line of said alley in a westerly direction a distance of 100 feet to a corner in ine of land now or late of Katic Hnylanski; thence in a northerly direction parallel with the first course herein to a point in the outherly line in the alley first above-mentioned; thence along said alley in an easterly direction a distance of 100 feet to the northwest corner of Parcel No. 1, the place of beginning. Being a portion of Lot No. "980" of the Berwick Land and Improvement Company's Addition to Berwick.

The designation of the above lots as being parts or portions of Lot No. "980" appears to be a manifest error, there being mother Lot No. 980 of the Berwick Land and Improvement Company's Addition which is in numerical order with adjoining lots.

BEING the same premises conveyed to Ernest D. Ney, III and Brian Earl Cooke as tenants in common by deed of Helen E. Ney, Widow, dated June 10, 1987, recorded in Columbia County Record Book 390 Page 753 on June 16, 1987.

AND, FURTHER, BEING the same premises subject to a Partition Action filed to No. 1581 of 1997 Columbia County Court of Common Pleas.

PARCEL IDENTIFICATION NO: 04D-06-127-00.000

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Fred A. Robinson and Kelly A. Robinson, his wife, by Deed from Tami B. Kline, Clerk of Courts, by and on behalf of Brian Cooke, A/K/A, Brian Earl Cooke and Ernest D. Ney, III, and pursuant to an Order of Court dated September 2, 1999 and filed to Civil Action No. 1581 of 1997, dated 12/22/1999, recorded 12/30/1999, in Deed Book 9991, page 2210.

remises being: 1427 REAR 3RD AVENUE, BERWICK, PA 18603 ax Parcel #04D-06-127-00,000

SHERIFF'S OFFICE

MONROE COUNTY, PENNSYLVANIA COURTHOUSE, STROUDSBURG PA 18360

SHERIFF SERVICE PROCESS RECEIPT, and AFFIDAVIT OF RETURN	THE SH type or p	CTIONS: See "fN ERIFF" on the re- print legibly, insuri- etach any copies	verse of the ing readabil	last (No. 5) ity of all cop	copy of this fo	ROCESS 8Y orm: Please
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Fred A Robinson & Kelly A Robinson				Not	tice of	Sale
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SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SER	VICE					
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN - Any depu						
writ may leave same without a watchman, in custody of whomever is found in possession, after notifi of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such p				ability on the	part	
Sheriff of Columbia County	EPHONE NUI		12. DATE			
SPACE BELOW FOR USE OF SHERIFF ONLY						·
3. I acknowledge receipt of the writ or complaint as indiciated above. Susan K Bonser. Deputy of Shea	1	ate Received 3-29-07		expiration/Hea	_	0-1 1
complaint as indiciated above. Susan K Bonser, Deputy Sherman Served person in charge in the property with the written company, corporation, etc., at the address inserted below by handing/or Posting a TRUE and ATT	ge, □ have k /iduat, compa	egal evidence of se	ervice as sho	wn in "Rema	ırks" (on revers	
☐ I hereby certify and return NO SERVICE because I am unable to locate the individual compar			ve (See ren	narks below)	 	
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Y COMMISSION EXPIRES DARLENE M. IFE, NOTARY PUBLIC I ACKNOWLEDGE RECETHOUDSBURG FORD, MONROE COUNTY OF AUTHORIZED ISSUING COMMISSION AND THE				30 Date Re	eceived	

SHERIFF'S OFFICE MONROE COUNTY, PENNSYLVANIA

COURTHOUSE, STROUDSBURG, PA 18360

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goeived by (Phrited Name) C. Pate of Delivery address different from item 1? Ves. Yes, enter delivery address below:		ery?	0001 2235 9585		 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 PENNSYLVANUA DEPARTMENT OF REVENUE-ATTN: SHERIFI 	B. Received by (Printed/Name) D. Is delivery address different from item 1? Pagent C. Date of Delivery AR 2 8 20 D. Is delivery address different from item 1? No
B. Is delivery at If YES, enter	Ø 1 □ □	4. Restricted Deliv	5 0390	Domestic Return Receipt	BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230	3. Service Type
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 maliplece, or on the front if space permits. Article Addressed to:	U.S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDEAL BUILDING 900 MARKET STREET-5 TH FLOOR PHILADELPHIA, PA 19107		2. Article Number 7□□ 7□□	PS Form 3811, February 2004 Domestic	2. Article Number (Transfer from service label) S Form 3811, February 2004 Domestic Ret SENDER: COMPLETE THIS SECTION Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE	0390 0001 2235 9561
B. Received by (Printed Name) C. Data of Delivery P. Fr. Fr. Fr. Fr. Fr. Fr. Fr. Fr. Fr. Fr	3. Service Type M. Certified Mail	iery? (E	0390 0001 2235 9592	Domestic Return Receipt 102595-02-M-1540	PO BOX 8016 HARRISBURG, PA 17105 2. Article Number (Transfer from service label) PS Form 3811, February 2004 Domestic Return 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.	COMPLETE THIS SECTION C. DELIVERY A. Signature X B. Receive D. (Fruite Name) AGENTAL Address B. Receive D. (Fruite Name)
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 TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106		Article Number (Transfer from service label)	Form 3811, February 2004 Domestic Re	1. Article Addressed to: Commonwealth of PA PO Box 2675 Harrisburg, PA 17105 2. Article Number (Transfer from service label) PS Form 3811, February 2004 Domestic Retu	D. Is delivery address different from Item 1? Yes If YES, enter delivery address below: No 3. Service Type

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

April 23, 2007

Office of the Sheriff COLUMBIA County Courthouse

RE: GMAC MORTGAGE CORPORATION
V. FRED A. ROBINSON and KELLY A. ROBINSON
COLUMBIA COUNTY, NO. 2006-CV-1797

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.

Yours truly,

LISA STEINMAN

For PHELAN HALLINAN & SCHMIEG, LLP

Lisa Steinman

PROPERTY IS LISTED FOR THE 5/23/07 SHERIFF'S SALE.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: GMAC MORTGAGE CORPORATION)	CIVIL ACTION
vs.		
FRED A. ROBINSON KELLY A. ROBINSON)	CIVIL DIVISION NO. 2006-CV-1797
AFFIDAVIT OF SERVICE PL	JRSUA	NT TO RULE 3129
COMMONWEALTH OF PENNSYLVANIA COUNTY OF COLUMBIA)	SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **GMAC 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: April 23, 2007

DANIEL G. SCHMIEG, ESQUIRE

Attorney for Plaintiff

ONE PENN CENTER PLAZA, SUITE 1400 PHILADELPHIA, PA 19103-1814

Fee \$ 07.900 \$ 00.900 \$ 00.900 \$ 00.000 Western S. Postage 100 TEAM 3/SSG DOMESTIC RELATIONS OF COLUMBIA COUNTY Postmaster, Per (Name of Receiving Employee) Name of Addressee, Street, and Post Office Address BERWICK AREA JOINT SEWER AUTHORITY PHS #143426. COMMONWEALTH OF PENNSYLVANIA COLUMBIA COUNTY COURTHOUSE BERWICK DENTAL ARTS, INC. DEPARTMENT OF WELFARE BLOOMSBURG, PA 17815 WILLIAMSPORT, PA 17701 1427 REAR 3RD AVENUE HARRISBURG, PA 17105 TENANT/OCCUPANT BERWICK, PA 18603 RE:FRED A. ROBINSON 344 MARKET STREET BERWICK, PA 18603 105 W. 9TH STREET BERWICK, PA 18603 Total Number of Pieces Received at Post Office 24 W. 4TH STREET P.O. BOX 2675 P.O. BOX 380 PG ENERGY Number Article **** Total Number of Pieces Listed by Line Sender 2 Ó = 2 Ξ 7 00 15 9

of Sender

Address

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

April 23, 2007

Office of the Sheriff
COLUMBIA County Courthouse

RE: GMAC MORTGAGE CORPORATION
V. FRED A. ROBINSON and KELLY A. ROBINSON
COLUMBIA COUNTY, NO. 2006-CV-1797

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

Yours truly,

Lisa Steinman for

Phelan Hallinan & Schmieg, LLP

PROPERTY IS LISTED FOR THE 5/23/07 SHERIFF'S SALE.

PHELAN HALLINAN & SCHMIEG, LLP

BY: DANIEL G. SCHMIEG, ESQUIRE IDENTIFICATION NO. 62205 SUITE 1400 - ONE PENN CENTER PHILADELPHIA, PA 19103 (215) 563-7000

ATTORNEY FOR PLAINTIFF

GMAC MORTGAGE CORPORATION

VS.

COLUMBIA COUNTY COURT OF COMMON PLEAS CIVIL DIVISION NO. 2006-CV-1797

FRED A. ROBINSON KELLY A. ROBINSON

VERIFICATION

I hereby certify that a true and correct copy of the Notice of Sheriff's Sale in the above captioned matter was sent by regular mail and certified mail, return receipt requested, to the following persons **FRED A. ROBINSON AND KELLY A. ROBINSON** in accordance with the Order of Court dated, FEBRUARY 2, 2007.

Which evidence of this will be sent along will the Final Affidavit pursuant with Rule 3129.

The undersigned understands that this statement is made subject to the penalties of 18 PA. C.S. s4904 relating to unsworn falsification to authorities.

DANIEL G. SCHMIEG, ESQUI ATTORNEY FOR PLAINTIFF

DATE: April 23, 2007

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

GMAC Mortgage Corporation

CIVIL DIVISION NO. 2006-CV-1797

VS.

Fred A. Robinson Kelly A. Robinson

ORDER

AND NOW, this 2nd day of 7chruary, 2007, upon consideration of Plaintiff's Motion for Service Pursuant to Special Order of Court, it is hereby

ORDERED and DECREED that said Motion is GRANTED.

It is further **ORDERED** and **DECREED** that Plaintiff may obtain service of the Complaint and all future pleadings on the above captioned Defendants, Fred A. Robinson and Kelly A. Robinson, by:

- First class mail to Fred A. Robinson and Kelly A. Robinson at the last known address, P.O. Box 2385, Pocono Summit, PA 18346 and the mortgaged premises located at 1427 Rear 3rd Avenue, Berwick, PA 18603; and
- Certified mail to Fred A. Robinson and Kelly A. Robinson at the last known address, P.O. Box 2385, Pocono Summit, PA 18346 and the mortgaged premises located at 1427 Rear 3rd Avenue, Berwick, PA 18603.

BY THE COURT:

131 Scatt W. Mous

PROTHONOTARY

2001 FEB - S A IC I LA

CEL 2 QURTS OFFICE

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

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			TEAM 37LAS TEAM 37LAS THINY HOWES THI	Postmaster, Per (Name of Receiving Employee)	PHS #143426.										18346		18346		t			VI I	and Post Office Address
			02 1M \$ 01.25° 0004218010 APR 17 2007] [TEAM 3/LAS																		

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KELLY A. ROBINSON 1427 REAR 3RD AVENUE BERWICK, PA 18603

SENDER:

LAS/TEAM 3

ROBINSON, FRED PHS# 143426

REFERENCE:

PS Form 3800, January 2005	RETURN	Postage	3.9 3.4
RECEIPT	Certified Fee	7.40 2.10	
Restricted Delivery	3.70 3.20		
Total Postage & Fees	7.21 7.4		

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided Do Not Use for International Mail



7160 3901 9849 5586 8834

TO: FRED A. ROBINSON 1427 REAR 3RD AVENUE BERWICK, PA 18603

SENDER:

LAS/TEAM 3

REFERENCE:

ROBINSON, FRED PHS# 143426

| PS Form 3800, January 2005 | RETURN | Postage | 39 .3 | RECEIPT | SERVICE | Return Receipt Fee | 1,85 1.50 | Restricted Delivery | 3,70 3.20 | Total Postage & Fees | 30 7.14 | US Postal Service | FOSTMARISOR DATE | Postage & Fostmarison Date | Postmarison Date | Postage | Postmarison Date | Post

Receipt for Certified Mail

No Insurance Coverage Provided Do Not Use for International Mail



7160 3901 9849 5586 8803

TO: KELLY A. ROBINSON P.O. BOX 2385

POCONO SUMMIT, PA 18346

SENDER:

LAS/TEAM 3

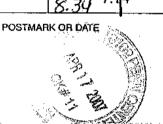
ROBINSON, FRED PHS # 143426

REFERENCE:

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided Do Not Use for International Mail



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FRED A. ROBINSON
P.O. BOX 2385
POCONO SUMMIT, PA 18346

SENDER:

LAS/TEAM 3

ROBINSON, FRED PHS#143426

REFERENCE:

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided Do Not Use for International Mail



TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-5622

SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815

FAX: (570) 389-5625

24 HOUR PHONE (570) 784-6300

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

GMAC MORTGAGE CORPORATION

VS.

FRED & KELLY ROBINSON

WRIT OF EXECUTION #50 OF 2007 ED

POSTING OF PROPERTY

April 18, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE PROPERTY OF FRED & KELLY ROBINSON. AT 1427 REAR 3RD AVE. BERWICK COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN

SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20TH

DAY OF APRIL 2007

COMMONWEALTH OF PENNSYLVANIA

NOTAFIAI Seal Wendy Westover, Notary Public Bloomsburg, Columbia Co., PA My Commission Expires November 07, 2008



March 28, 2007

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

GMAC MORTGAGE CORPORATION

VS.

FRED A. ROBINSON KELLY A. ROBINSON

DOCKET # 50ED2007

JD # 1797JD2006

Dear Timothy:

The balance due on sewer account #135354 for the property located at 1427 R. 3rd Avenue Berwick, Pa through the second quarter billing is \$859.74. The amount owed for the sewer account through June 2007 is \$743.74, plus \$116.00 is due to satisfy a lien on this property.

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

Sincerely,

Kelly Greer Authority Clerk

Hearing Impaired 711
1108 Freas Avenue • Berwick, Pennsylvania 456 65 portunity Provider and Provider

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

DATE RECEIVED	3/22/2007	SERVICE# 1 - DOCKET # 50E		ICES
PLAINTIFF	GMAC MORTO	GAGE CORPORA	ATION	
DEFENDANT	FRED A. ROBI KELLY A. ROI			
ATTORNEY FIRM	RELLY A. ROI PHELAN HALI	DINOUN	JMIEC	
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OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/22/2007
PLAINTIFE GMAC MOD

SERVICE# 2 - OF - 14 SERVICES DOCKET # 50ED2007

PLAINTIFF	GMAC MORTGAGE CORPORATION
DEFENDANT	FRED A. ROBINSON
	KELLY A. ROBINSON
ATTORNEY FIRM	PHELAN HALLINAN AND SCHMIEG CHIC WE
PERSON/CORP TO SERVE	PAPERS TO SERVED
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P	0000 SUMMIT PA 18346
ATTEMPTS DATE TIME	OFFICER REMARKS
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150

DATE RECEIVED 3/22		SERVICE# 3 - DOCKET # 50E	OF - 14 SERVICES D2007
PLAINTIFF	GMAC MORT	GAGE CORPORA	ATION
DEFENDANT ATTORNEY FIRM	FRED A. ROB KELLY A. RO	BINSON	W ATT C
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DEFENDANT	FRED A. ROBI KELLY A. ROI	BINSON	
ATTORNEY FIRM	PHELAN HAL	LINAN AND SCHI	MIEG
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PLAINTIFF	GMAC MORT	GAGE CORPORATION	I
DEFENDANT	FRED A. ROE KELLY A. RO	:= = = :	
ATTORNEY FIRM	PHELAN HAI	LLINAN AND SCHMIEC	ב
PERSON/CORP TO:	SERVED	PAPERS TO SERVE	n n
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ATTEMPTS DATE	TIME O	FFICER RE	MARKS
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I ax Notice 2007 County & Municipality BERWICK BORO	FOR: COLUMBIA COUNTY	YLNO		DATE 03/01/2007		BILL NO. 5641
MAKE CHECKS PAYBLE TO:	DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT D	AX AMOUNT DUE INCL PENALTY
Connie C Gingher	GENERAL	12,450	6.146	74.99	76.52	52 84.17
Populick DA 18603	SINKING		1.345	16.41	16.75	
	LIGHT		_	12.20	12.45	
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CLOSED WEDNESDAY & HOLIDAYS	BORO RE		10.6	129.33	131.97	138.57
CLOSED FRIDAY AFTER DISCOUNT			•			
PHONE:570-752-7442	The discount & penalty have been calculated	TINI CAAC SIUT VAS		248.18	253.25	25 270.58
	for your convenience	つかだり ロー・エイル	- 100	April 30	June 30	June 30
				If paid on or before If paid on or before	If paid on or befo	=
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	ı	Discount 2	2%	2%	- (nis tax retorned to
ROBINSON FRED A & KELLY A	ΥA	Penalty 10	10 %	5%	<u> </u>	Countinguise Off.
1427 REAR THIRD AVE		PARCÉL: 04D-06 -127-00,000	06 -127-0	0000	3	January 1, 2006
BERWICK PA 18603		1427 REAR THIRD AVE	IRD AVE			
		.2589 Acres	Land		4,512	i i
			Buildings		7,938	FILE COPY
If you desire a receipt, send a self-addressed stamped envelope with your payment THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT	elope with your payment	Total A	Total Assessment		12,450	

OFFICER: DATE RECEIVED	3/22/2007	SERVICE# 8 - OF - 14 SERVICES DOCKET # 50ED2007	
PLAINTIFF	GMAC MORT	GAGE CORPORATION	
DEFENDANT	FRED A. ROB		
ATTORNEY FIRM	KELLY A. RO	DBINSON LLINAN AND SCHMIEG	
PERSON/CORP TO		PAPERS TO SERVED	
DOMESTIC RELATION		MORTGAGE FORECLOSURE	
15 PERRY AVE.		_ MORTO/IOD TORECEOSORE	
BLOOMSBURG		_	
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ATTEMPTS DATE	TIME OI	FFICER REMARKS	
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OFFICER: DATE RECEIVED	3/22/2007	SERVICE# 11 - OF - 14 SERVICES DOCKET # 50ED2007
PLAINTIFF	GMAC MOR	TGAGE CORPORATION
DEFENDANT	FRED A. ROI KELLY A. RO	
ATTORNEY FIRM	PHELAN HA	LLINAN AND SCHMIEG
PERSON/CORP TO	SERVED	PAPERS TO SERVED
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PO BOX 380		
BLOOMSBURG	· · · · · · · · · · · · · · · · · · ·	
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	F. OTHER (SPECIFY	()
ATTEMPTS DATE	TIME O	FFICER REMARKS
DEPUTY	(utc.	DATE 3-23-7

REAL ESTATE OUTLINE

ED# 50-07 DATE RECEIVED 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# 58 **IF ANY OF ABOVE IS MISSING DO NOT PROCEDE** SALE DATE TIME 0930 **POSTING DATE** ADV. DATES FOR NEWSPAPER 3RD WEEK

SHERIFF'S SALE

WEDNESDAY MAY 23, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 50 OF 2007 ED AND CIVIL WRIT NO. 1797 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL those two certain pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Parcel No. 1:

BEGINNING at a point on the northerly side of a fifteen (15) foot alley, parallel with Third Avenue, 183.4 feet east of Poplar Street; thence along the northerly side of said alley in an easterly direction a distance of 82.5 feet to the westerly side of another alley, running north and south; thence along the westerly side of said alley in a northerly direction a distance of 64.7 feet to the southerly side of another alley, parallel with Freas Avenue; thence along the southerly side of said alley, in a westerly direction a distance of 82.6 feet to a corner in line of other land of the Grantor, Parcel No. 2 below; thence along same in a southerly direction, parallel with Poplar Street a distance of 60.33 feet to the place of beginning. Being part of Lot no. "980" of the Berwick Land and Improvement Company's Addition to Berwick.

Parcel No. 2:

BEGINNING at a point on the southerly side of the second alley north of Third Avenuc, said point also being the northwest corner of land late of John w. Faux, now Parcel No. 1 above; thence along same in a southerly direction, a distance of 60.33 feet to the northerly line of an alley; thence along the northerly line of said alley in a westerly direction a distance of 100 feet to a corner in line of land now or late of Katie Hnylanski; thence in a northerly direction parallel with the first course herein to a point in the southerly line in the alley first above-mentioned; thence along said alley in an easterly direction a distance of 100 feet to the northwest corner of Parcel No. 1, the place of beginning. Being a portion of Lot No. "980" of the Berwick Land and Improvement Company's Addition to Berwick.

The designation of the above lots as being parts or portions of Lot No. "980" appears to be a manifest error, there being mother Lot No. 980 of the Berwick Land and Improvement Company's Addition which is in numerical order with adjoining lots.

BEING the same premises conveyed to Ernest D. Ney, III and Brian Earl Cooke as tenants in common by deed of Helen E. Ney, Widow, dated June 10, 1987, recorded in Columbia County Record Book 390 Page 753 on June 16, 1987.

AND, FURTHER, BEING the same premises subject to a Partition Action filed to No. 1581 of 1997 Columbia County Court of Common Pleas.

PARCEL IDENTIFICATION NO: 04D-06-127-00,000

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Fred A. Robinson and Kelly A. Robinson, his wife, by Deed from Tami B. Kline, Clerk of Courts, by and on behalf of Brian Cooke, A/K/A, Brian Earl Cooke and Ernest D. Ney, III, and pursuant to an Order of Court dated September 2, 1999 and filed to Civil Action No. 1581 of 1997, dated 12/22/1999, recorded 12/30/1999, in Deed Book 19991, page 2210.

Premises being: 1427 REAR 3RD AVENUE, BERWICK, PA 18603

Tax Parcel #04D-06-127-00,000

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.

IMPORT ANT 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 MAY 23, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 50 OF 2007 ED AND CIVIL WRIT NO. 1797 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL those two certain pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Parcel No. 1:

BEGINNING at a point on the northerly side of a fifteen (15) foot alley, parallel with Third Avenue, 183.4 feet east of Poplar Street; thence along the northerly side of said alley in an easterly direction a distance of 82.5 fect to the westerly side of another alley, running north and south; thence along the westerly side of said alley in a northerly direction a distance of 64.7 feet to the southerly side of another alley, parallel with Freas Avenue; thence along the southerly side of said alley, in a westerly direction a distance of 82.6 feet to a corner in line of other land of the Grantor, Parcel No. 2 below; thence along same in a southerly direction, parallel with Poplar Street a distance of 60.33 feet to the place of beginning. Being part of Lot no. "980" of the Berwick Land and Improvement Company's Addition to Berwick.

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The designation of the above lots as being parts or portions of Lot No. "980" appears to be a manifest error, there being mother Lot No. 980 of the Berwick Land and Improvement Company's Addition which is in numerical order with adjoining lots.

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AND, FURTHER, BEING the same premises subject to a Partition Action filed to No. 1581 of 1997 Columbia County Court of Common Pleas.

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Premises being: 1427 REAR 3RD AVENUE, BERWICK, PA 18603

Tax Parcel #04D-06-127-00,000

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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
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PARCEL IDENTIFICATION NO: 04D-06-127-00,000

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Premiscs being: 1427 REAR 3RD AVENUE, BERWICK, PA 18603

Tax Parcel #04D-06-127-00,000

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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

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

GMAC MORTGAGE	IN THE COURT OF COMMON PLEAS OF
CORPORATION	COLUMBIA COUNTY, PENNSYLVANIA
VS.	No. 2006-CV-1797 Term 2005
FRED A. ROBINSON	
KELLY A. ROBINSON	WRIT OF EXECUTION (Mortgage Foreclosure)
	,
Commonwealth of Pennsylvania:	West 2007-EB-50
County of	2007-25.30
TO THE SHERIFF OF COLUM	MBIA COUNTY, PENNSYLVANIA:
To satisfy the judgment, interest and costs in the (specifically described property below):	ne above matter you are directed to levy upon and sell the following property
PREMISES: 1427 REAR 3RD AVENUE, B (See Legal Description attache	
Amount Due Additional Fees and Co Interest from 03/17/07 at \$6.31per diem	Ψ2,102,50

Dated March 12, 2007

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

Proth. & Clk. Of Sev. Courts My Com. Ex. 1st Mon. Jan 2006

ALL those two certain pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, sounded and described as follows, to wit:

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ARCEL IDENTIFICATION NO: 04D-06-127-00,000

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emises being: 1427 REAR 3RD AVENUE, BERWICK, PA 18603 x Parcel #04D-06-127-00,000

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

GMAC MORTGAGE CORPORATION

500 ENTERPRISE ROAD, STE 150

HORSHAM, PA 19044

COLUMBIA COUNTY

COURT OF COMMON PLEAS

Plaintiff,

: 0

:

:

:

CIVIL DIVISION

v.

N.O. 4

FRED A. ROBINSON

KELLY A. ROBINSON 1427 REAR 3RD AVENUE

BERWICK, PA 18603

NO. 2006-CV-1797

:

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

By: DANIEL G. SCHMIEG Identification No. 62205

Attorney for Plaintiff

One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard Spite 1400

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(<u>215)563-7000</u>

٧.

GMAC MORTGAGE CORPORATION

500 ENTERPRISE ROAD, STE 150

HORSHAM, PA 19044

COLUMBIA COUNTY

COURT OF COMMON PLEAS

:

:

Plaintiff,

: CIVIL DIVISION

:

NO. 2006-CV-1797

FRED A. ROBINSON KELLY A. ROBINSON 1427 REAR 3RD AVENUE

BERWICK, PA 18603

:

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- () 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 authorities.

DANIEL G. SCHMIEG, ESQUIRE

Attorney for Plaintiff

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

GMAC MORTGAGE CORPORATION 500 ENTERPRISE ROAD, STE 150

HORSHAM, PA 19044

COLUMBIA COUNTY

COURT OF COMMON PLEAS

Plaintiff, : CIVIL DIVISION

v.

: NO. 2006-CV-1797

FRED A. ROBINSON KELLY A. ROBINSON 1427 REAR 3RD AVENUE BERWICK, PA 18603

:

:

Defendant(s).

AFFIDAVIT PURSUANT TO RULE 3129 (Affidavit No.1)

GMAC MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQUIRE, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at 1427 REAR 3RD AVENUE, BERWICK, PA 18603.

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

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

FRED A. ROBINSON 1427 REAR 3RD AVENUE

BERWICK, PA 18603

KELLY A. ROBINSON 1427 REAR 3RD AVENUE

BERWICK, PA 18603

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

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

SAME AS ABOVE

Name and address of every judgment creditor whose judgment is a record lien on the real property to be 3. sold:

NAME LAST KNOWN ADDRESS (If address cannot be

reasonably ascertained, please so indicate.)

 $105 \text{ W. } 9^{\text{TH}} \text{ STREET}$ BERWICK DENTAL ARTS, INC. **BERWICK, PA 18603**

24 W. 4^{TII} STREET PG ENERGY

WILLIAMSPORT, PA 17701

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.)

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

Name and address of every other person who has any record interest in the property and whose interest may 6. 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 1427 REAR 3RD AVENUE

BERWICK, PA 18603

DOMESTIC RELATIONS OF COLUMBIA COUNTY COURTHOUSE

COLUMBIA COUNTY P.O. BOX 380

BLOOMSBURG, PA 17815

P.O. BOX 2675 COMMONWEALTH OF PENNSYLVANIA

HARRISBURG, PA 17105 DEPARTMENT OF WELFARE

344 MARKET STREET BERWICK AREA JOINT **BERWICK, PA 18603** SEWER AUTHORITY

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.

March 19, 2007

Date

Attorney for Plaintiff

PHELAN HALLINAN & SCI / ÆG, 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

GMAC MORTGAGE CORPORATION

500 ENTERPRISE ROAD, STE 150

HORSHAM, PA 19044

COLUMBIA COUNTY

Attorney for Plaintiff

COURT OF COMMON PLEAS

: :

;

Plaintiff.

CIVIL DIVISION

v.

NO. 2006-CV-1797

FRED A. ROBINSON KELLY A. ROBINSON 1427 REAR 3RD AVENUE BERWICK, PA 18603

Defendant(s).

AFFIDAVIT PURSUANT TO RULE 3129

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NAME

LAST KNOWN ADDRESS (If address cannot be

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FRED A. ROBINSON

1427 REAR 3RD AVENUE BERWICK, PA 18603

KELLY A. ROBINSON

1427 REAR 3RD AVENUE

BERWICK, PA 18603

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NAME

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SAME AS ABOVE

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105 W. 9TH STREET

BERWICK DENTAL 105 W. 9TH STREET BERWICK, PA 18603

PG ENERGY 24 W. 4TH STREET

WILLIAMSPORT, PA 17701

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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:

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BERWICK, PA 18603

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COLUMBIA COUNTY P.O. BOX 380

BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA P.O. BOX 2675

DEPARTMENT OF WELFARE HARRISBURG, PA 17105

BERWICK AREA JOINT
SEWER AUTHORITY

344 MARKET STREET
BERWICK, PA 18603

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.

March 19, 2007

Date

DANIEL G. SCHMIEG, ESQUIRE

Attorney for Plaintiff

By: DANIEL G. SCHMIEG Identification No. 62205

Attorney for Plaintiff

1617 John F. Kennedy Boulevard

Suite 1400

One Penn Center at Suburban Station

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

GMAC MORTGAGE CORPORATION

500 ENTERPRISE ROAD, STE 150 COLUMBIA COUNTY

HORSHAM, PA 19044 COURT OF COMMON PLEAS

Plaintiff,

CIVIL DIVISION

FRED A. ROBINSON

KELLY A. ROBINSON NO. 2006-CV-1797

1427 REAR 3RD AVENUE

BERWICK, PA 18603

Defendant(s).

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: FRED A. ROBINSON 1427 REAR 3RD AVENUE **BERWICK, PA 18603**

KELLY A. ROBINSON 1427 REAR 3RD AVENUE **BERWICK, PA 18603**

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 14	427 REAR 3RD A	VENUE, BERWICK, PA 18603 is scheduled to be sold
		a.m., in the Office of the Sheriff at the Columbia
County Courthouse, Bloomsburg, PA 1781:	5, to enforce the Co	ourt Judgment of \$38,380.01 obtained by GMAC
MORTGAGE CORPORATION, (the Morts	gagee) against you.	In the event the sale is continued, an announcement will
be made at said sale in compliance with Pa.		

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:

- The Sale will be cancelled if you pay to the Mortgagee, GMAC MORTGAGE CORPORATION, the back 1. payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
- 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.
- You may also be able to stop the Sale through other legal proceedings. 3.

You may need an attorney to assert your rights. The sooner you contact onc, 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 'SAVE YOUR PROPERTY AND Y 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 Shcriff, 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

ALL those two certain pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Parcel No. 1:

BEGINNING at a point on the northerly side of a fifteen (15) foot alley, parallel with Third Avenue, 183.4 feet east of Poplar Street; thence along the northerly side of said alley in an easterly direction a distance of 82.5 feet to the westerly side of another alley, running north and south; thence along the westerly side of said alley in a northerly direction a distance of 64.7 feet to the southerly side of another alley, parallel with Freas Avenue; thence along the southerly side of said alley, in a westerly direction a distance of 82.6 feet to a corner in line of other land of the Grantor, Parcel No. 2 below; thence along same in a southerly direction, parallel with Poplar Street a distance of 60.33 feet to the place of beginning. Being part of Lot no. "980" of the Berwick Land and Improvement Company's Addition to Berwick.

Parcel No. 2:

BEGINNING at a point on the southerly side of the second alley north of Third Avenue, said point also being the northwest corner of land late of John W. Faux, now Parcel No. 1 above; thence along same in a southerly direction, a distance of 60.33 feet to the northerly line of an alley; thence along the northerly line of said alley in a westerly direction a distance of 100 feet to a corner in line of land now or late of Katie Hnylanski; thence in a northerly direction parallel with the first course herein to a point in the southerly line in the alley first above-mentioned; thence along said alley in an easterly direction a distance of 100 feet to the northwest corner of Parcel No. 1, the place of beginning. Being a portion of Lot No. "980" of the Berwick Land and Improvement Company's Addition to Berwick.

The designation of the above lots as being parts or portions of Lot No. "980" appears to be a manifest error, there being another Lot No. 980 of the Berwick Land and Improvement Company's Addition which is in numerical order with adjoining lots.

BEING the same premises conveyed to Ernest D. Ney, III and Brian Earl Cooke as tenants in common by deed of Helen E. Ney, Widow, dated June 10, 1987, recorded in Columbia County Record Book 390 Page 753 on June 16, 1987.

AND, FURTHER, BEING the same premises subject to a Partition Action filed to No. 1581 of 1997 Columbia County Court of Common Pleas.

PARCEL IDENTIFICATION NO: 04D-06-127-00,000

RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Fred A. Robinson and Kelly A. Robinson, his wife, by Deed from Tami B. Kline, Clerk of Courts, by and on behalf of Brian Cooke, A/K/A, Brian Earl Cooke and Ernest D. Ney, III, and pursuant to an Order of Court dated September 2, 1999 and filed to Civil Action No. 1581 of 1997, dated 12/22/1999, recorded 12/30/1999, in Deed Book 19991, page 2210.

Premises being: 1427 REAR 3RD AVENUE, BERWICK, PA 18603

Tax Parcel #04D-06-127-00,000

ALL those two certain pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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Premises being: 1427 REAR 3RD AVENUE, BERWICK, PA 18603 Fax Parcel #04D-06-127-00,000

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Premises being: 1427 REAR 3RD AVENUE, BERWICK, PA 18603 Fax Parcel #04D-06-127-00,000

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.

				, 20
	ereby urance,		HARRY A. ROADARMEL	
(SEAL.)	the Shcriff is hereby vecution by insurano		COLUMBIA County, Pa.	Sheriff
	, the Sha executio	(SEAL)		Sir: There will be placed in your hands
	named	(SF	for service a Writ of EXECU	TION (REAL ESTATE) , styled as
(Automey for Plaintiff(s)	property described in the within named execution by insurance,	(Attorney for Plaintiff(s)	follows: GMAC MORTGAGE CO KELLY A. ROBINSON	PRPORATION vs FRED A. ROBINSON and
(Attorney fo	erty describe	(Attorney fe	The defendant(s) will be found at 142	7 REAR 3RD AVENUE, BERWICK, PA 18603
	prop			
	WAIVER OF INSURANCE - Now, released from all liability to protect the which insurance is hereby waived.		chattels shall be seized and be levie written copies of description as it sh	below where defendants will be found, what foods and upon. If real estate, attach five double spaced typed hall appear on the new deed together with Street and o not furnish us with the old deed or mortgage.
	OF INS om all I rrance is		See attached legal description	
	AIVER cased fr tich insu			
	.¥. Mari			

SHERIFF'S RETURN

GMAC MORTGAGE CORPORATION

Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

VS.

FRED A. ROBINSON KELLY A. ROBINSON No. 2006-CV-1797 CD

Term, 2000

		WRIT	
	Defendants		
NOW,	2001	ISSUED	
heing made at the request and side of the Direct		County, Pennsylvania, to execute this Writ	. This deputation
being made at the request and risk of the Plainti			
Detendants aneged address is	. <u></u>		
		<u> </u>	
		Sheriff, Columbia County, Per	nevlvania
		•	,
		By	
	AFFIDAVIT (OF SERVICE	
Now,	200_ <u> </u>	O'Clock m., served the w	ithin
at	·		
a true and correct copy of the o	riginal Notice of Sale a	nd made known to	
the contents thereof.			
Sworn and Subscribed before me		So Answers,	
		•	
his		_	
day of	20		
	20		
		BY:	
Notary Public	•	Sheriff	
		20	
	<u> </u>	, See return endorsed hereo	on by Sheriff of
		County, Pennsylvania, and made a	part of this
eturn			
		So Answers,	
		~ 1 Mar (10)	
			
		Sheriff	-
		Deputy Sheriff	

SHERIFF'S DEPARTMEN Γ

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RE	COLIDAT	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date		
TROOLED RECEIL I and APPIDAVII OF RE	TURN			
Plaintiff GMAC MORTGAGE CORPORATION	Court Number 2006-CV-1797			
Defendant FRED A. ROBINSON & KELLY A. ROBINSON	Type or Writ of Complaint EXECUTION/NOTICE OF SALE			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO FRED A. ROBINSON		CRIPTION OF PROPERTY TO	BE LEVIED, ATTACHED OR SALE.	
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 1427 REAR 3RD AVENUE, BERWICK, PA 186	J Zip Code) 503			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING	SERVICE.		
SERVE DEFENDANT WITH THE NOTICE OF SALE.				
NOW,	y, PA do hereby o	eputize the Sheriff of		
	Sheriff of	COLUMBIA County, Penna	<u> </u>	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaintifications as all thereof.	t whomever is four ff herein for any lo	id in manageria	,	
Signature of Attorney or other Originator requesting service on behalf of XX Plain		Telephone Number	Date	
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814	efendant ard, Suite 1400	(215)563-7000		
SPACE BELOW FOR USE OF SHERIF	F ONLY —	DO NOT WRITE I	BELOW THIS LINE	
FLAINTIFF		Court Numbe		
				
RETURNED:				
AFFIRMED and subscribed to before me this day	SO ANSWERS	(7) - 100	Date	
c .	Signature of Dep.	Sheriff		
f	Signature of Sher	iff		
		143	Date	
			!	
	Sheriff of			

SHERIFF'S DEPARTMENT

	CHEDIEE	STRUCE	·	DIGERAL	Ornoria Di	
г	SHERIFF					type or print legibly, insuring
Г	PROCESS RECEIPT and A	AFFIDAVIT OF REI	TURN			o not detach any copies.
Plaintiff				Expiratio		
	GAGE CORPORATION				Court Number 2006-CV-1797	
Defendant FRED A. ROE	BINSON & KELLY A. ROBI	NSON			Type or Writ of Cor EXECUTION/I	mplaint NOTICE OF SALE
SERYE (NAME OF INDIVIDUAL, COMPANY	, CORPORATION, ETC., TO S	ERVICE OR DESC	CRIPTION OF		
	KELLY A. ROBINSON	<u> </u>			THOTELT TO DE LE	TES, ATTACHED ON BAGE.
AT	ADDRESS (Street or RFD, Apartment N 1427 REAR 3RD AVENUE	No., City, Boro, Twp., State and E. BERWICK, PA 1866	Zip Code))3			
SPECIAL INSTRU	CTIONS OR OTHER INFORMAT	ION THAT WILL ASSIST I	N EXPEDITING	SERVICE.	<u></u>	
SERVE DEFE	ENDANT WITH THE NOT	ICE OF SALE				
NOW,	, 200_, I, She the within and make return thereof	riff of COLHMRIA County	PA do hereby d	leputize the S	heriff of	
		0				
			Sheriff of	COLUMBIA	County, Penna.	····
property unde	Y APPLICABLE ON WRIT OF EXE or within writ may leave same withou ithout liability on the part of such dep thereof.	t a watchman, in custody of	whomever is fon	nd in noeseesi	ion, after notificing no	room of leans on
Signature of Attorn	ey or other Originator requesting ser	vice on behalf of VV. Plainti		Talanh	Nicos	
		Def	endant	Telephone	Number	Date
ADDRESS: One	Penn Center at Suburban Station, 16	17 John F. Kennedy Boulevas	rd Suite 1400	(215)56	2 7000	
Phil	adelphia, PA 19103-1814			(215)563		
Phil	adelphia, PA 19103-1814					OW THIS LINE
PLAINTIFF	SPACE BELOW FOR					OW THIS LINE
Phil	adelphia, PA 19103-1814				WRITE BELO	OW THIS LINE
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SHERIFF'S DEPARTMENT

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Defendant FRED A. RO	DBINSON & KELLY A. ROBINSON	-		ype or Writ of Com	plaint OTICE OF SALE
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AT {	ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip 1427 REAR 3RD AVENUE, BERWICK, PA 18603	Code)			
SPECIAL INSTE	RUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN I	EXPEDITING:	SERVICE.		,
NOW,	OST THE PREMISES WITH THE SHERIFF'S HAN	DBILL OF	SALE.		
County, to execu	, 200_, I, Sheriff of COLUMBIA County, P ute the within and make return thereof according to law.	'A do hereby de	eputize the Sher	nff of	·································
		Sheriff of C	COLUMBIA Co	ounty, Penna.	····
property un	LY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF ider within writ may leave same without a watchman, in custody of wh without liability on the part of such deputy or sheriff to any plaintiff he le thereof.	iomever is foun	d in possession.	after notificing nore	on of loans on
Signature of Atto	omey or other Originator requesting service on behalf of XX Plaintiff		Tolombon, M.		
	Defend	dant	Telephone Nu	imber	Date
ADDRESS: On Ph	ne Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, biladelphia, PA 19103-1814	Suite 1400	(215)563-7	7000	
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One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard Suite 1400 Philadelphia, PA 19103-1814 215-563-7000

Fax: 215-563-4491

Stephen Ames, Ext. 1244 Foreclosure Department

Representing Lenders in Pennsylvania and New Jersey

March 14, 2007

Office of the Prothonotary Columbia County

RE:

Mortgage Electronic Registration Systems, Inc. v. Kevin D. Smith

Columbia County, CCP, No. 2005-CV-1196

Dear Sir/Madam:

Enclosed for filing is Plaintiff's Praecipe. Please file the Praecipe and return a time-stamped copy of each in the enclosed self-addressed, stamped envelope.

Thank you for your assistance in this matter.

Very truly yours,

Stephen Ames, Legal Assistant

* 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 lien against property.

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

COMMERCE BÁNK PHILADELPHIA, PA. 19148

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ONE THOUSAND THREE HUNDRED FIFTY AND 90/100 DOLLARS

Pay

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To The

Sheriff of Columbia County 35 W Main Street

Bloomsburg, PA 17815

03/19/2007 DATE ******1,350.00 AMOUNT E3/19/2007 ⊡

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