

SHERIFF'S SALE COST SHEET

EMAC Mkt. Corp. vs. First & Main
 NO. 2007 ED NO. 1797-06 JD DATE/TIME OF SALE Aug. 1 2007

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>175.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>445.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>12.16</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1347.16</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>72.50</u>
TOTAL ***** \$ <u>52.50</u>	

REAL ESTATE TAXES:		
BORO, TWP & COUNTY	20	\$ <u>270.58</u>
SCHOOL DIST.	20	\$ <u>586.87</u>
DELINQUENT	20	\$ <u>4487.18</u>
TOTAL ***** \$ <u>5345.23</u>		

MUNICIPAL FEES DUE:		
SEWER	20	\$ <u>857.14</u>
WATER	20	\$
TOTAL ***** \$ <u>857.14</u>		

SURCHARGE FEE (DSTE)		\$ <u>140.00</u>
MISC. <u>Monice Co.</u>		\$ <u>110.60</u>
		\$
TOTAL ***** \$ <u>110.60</u>		

TOTAL COSTS (OPENING BID) \$ 8274.73

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

GAIAH Abd. Corp VS Fred & Kelly Robinson

NO. 50-07 ED NO. 1791-06 JD

DATE/TIME OF SALE: Aug 1 09:00

BID PRICE (INCLUDES COST) \$ 8294.73

POUNDAGE - 2% OF BID \$ 169.85

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 8464.58

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan, Hallinan & Schwiieg
Timothy J. Mull

TOTAL DUE: \$ 8464.58

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 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



Nora Ferrer

Enclosure

cc: GMAC MORTGAGE, LLC

Account No. 0359297255

8-10-07 Carol Smith
10/1/07

ENTITY VENDOR
FAP Sheriff of Columbi _ounty [SCOLU]

CHECK DATE CHECK NO.
08/13/2007 619662

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
619662	000772087	08/13/2007		143426	441.98	0.00	441.98
JXQ [143426] 0359297255 ROBINSON, FRED							
nmf							
ATTN: Sheriff Chambers							
							441.98

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
619662

JMO 08/13/2007

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

Pay FOUR HUNDRED FORTY ONE AND 98/100 DOLLARS

Void after 180 days

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

Francis S. Hallinan

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

619662 03600180836 150866 6

ENTITY VENDOR
FAP Sheriff of Columbi ounty [SCOLU]

CHECK DATE CHECK NO.
08/13/2007 619661

DOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
619661	000772085	08/13/2007		143426	441.98	0.00	441.98
JKQ (143426) 8359297255 ROBINSON, FRED							
							441.98

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

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ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
619661

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

Void after 180 days

Pay FOUR HUNDRED FORTY ONE AND 98/100 DOLLARS

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Of Bloomsburg, PA 17815

Francis S. Hallinan

SECURITY
MICRO-PRINT

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619661 03600180836 150866 611

CHECK DATE	CHECK NO.
08/10/2007	619291

PHELAN HALLINAN & SCHMIEG LLP
 ATTORNEY ESCROW ACCOUNT
 ONE PHILADELPHIA 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
619291.

JMD : 98102007


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

Pay SEVEN THOUSAND ONE HUNDRED FOURTEEN AND 58/100 DOLLARS

· Void after 180 days

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

Francis S. Hellmuth



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

11 619291 11 036001808136 150866 6 11

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

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Zip Code Zip Code

Page Number

Date Recorded

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

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

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

B TRANSFER DATA

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Timothy T. Chamberlain - Sheriff Columbia County Courthouse	GMAC MORTGAGE LLC, S/U TO GMAC MORTGAGE CORPORATION
Street Address	Street Address
P.O. Box 380, 35 W. Main Street	500 Enterprise Road, Suite 150
City	City
Bloomsburg	Horsham
State	State
PA	PA
Zip Code	Zip Code
17815	19044

C PROPERTY LOCATION

Street Address	City, Township, Borough	
1427 Rear 3rd Avenue, Berwick, PA 18603	Borough of Berwick	
County	School District	Tax Parcel Number
Columbia	Borough of Berwick	04D-06-127-00,000

D VALUATION DATA

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 DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed	Transfer Taxes
0%	100%	\$883.95

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
(Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number, Page Number _____
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles)
- ☐ Other (Please explain exemption claimed, if other than listed above. _____)

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

Signature of Correspondent or Responsible Party Daniel G. Schmieg, ESQUIRE	Date: 8/10/02
---	---------------

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

CHECK DATE	CHECK NO.
08/10/2007	619291

PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
2 SAFEBORN 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
619291

JMG 08/16/2007

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

Pay SEVEN THOUSAND ONE HUNDRED FOURTEEN AND 58/100 DOLLARS

Void after 180 days

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

Francis S. Hellmuth

SAFEGUARD SECUR

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ii 6 1929 1 ii 1:03600 18081:36 150866 6 ii

County 024

PARCEL ID: 040-06-127-00,000

TAX YEAR: 2007

ALTERNATE ID:

Spec Flag

EFFECTIVE DATE: 08012007

Year Authority Fund

Year	Authority	Fund	Principal	Interest	Penalty	Other	Total	
2003	PRIM		572.59	195.98	52.22	300.00	4.69	1,126.48
2004	PRIM		672.19	165.30	62.18	270.00	5.51	1,175.18
2005	PRIM		757.48	111.78	70.09	190.00	6.21	1,135.56
2006	PRIM		805.41	39.60	73.95	75.00	6.60	1,000.56
Total			2,807.67	513.66	258.44	835.00	23.01	4,437.78

Plus 45.00 Cost.
 5.00 Tax Cert.

 4,487.78

Amount
 for August

FILED
JUL 18 2 22
CLERK OF COURT

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 tunc 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

/s/ Scott W. Naus
J.

143426

50

FILED
JUL 19 P 2 22
CLERK OF COURT
COLUMBIA COUNTY, PENNSYLVANIA

**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

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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

/s/ Scott W. Nuss
J.

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,

Kristy Romig
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

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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.

Sworn and subscribed to before me this 16th 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

Member, Pennsylvania Association Of Notaries

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



County 024

PARCEL ID: 040-06-127-00,000

TAX YEAR: 2007

ALTERNATE ID:

EFFECTIVE DATE: 06012007

Year Authority Fund

Orig Year	Bill Roll		Inter	Plan-116	Other	County	Total Amount
2003	PRIM	572.59	187.60	52.22	300.00	4.69	1,117.10
2004	PRIM	672.19	154.28	62.18	270.00	5.51	1,164.16
2005	PRIM	757.48	99.36	70.09	130.00	6.21	1,063.14
2006	PRIM	805.41	26.40	73.95	75.00	6.60	987.36
Total:		2,807.67	467.64	258.44	775.00	23.01	4,331.76

+5.00

OFFICE OF THE SHERIFF

MONROE COUNTY

STROUDSBURG, PA 18380

RE: GMAC Mtg Corp

VS: Robinson

NO: 2006 CV 1797

PAY

TO THE

ORDER OF

Columbia County Sheriff

Thirty nine and 40/100

DOLLARS



Citizens Bank

Pennsylvania R014035

FOR Refund

VOID AFTER 90 DAYS
TODD A. MARTIN-SHERIFF

Lee Rizer

⑈028172⑈ ⑈036076150⑈ 6200560823⑈

28172

3-7615360
901

DATE April 25, 2007

\$ 39.40

3-7615360
901

SHERIFF'S OFFICE

MONROE COUNTY, PENNSYLVANIA

COURTHOUSE, STROUDSBURG, PA 18360

SHERIFF SERVICE
PROCESS RECEIPT, and AFFIDAVIT OF RETURN

INSTRUCTIONS: See "INSTRUCTIONS FOR SERVICE OF PROCESS BY THE SHERIFF" on the reverse of the last (No. 5) copy of this form. Please type or print legibly, insuring readability of all copies.

Do not detach any copies MCSO ENV.# R014035

PLAINTIFF/S/ GMAC Mortgage Corporation		2. COURT NUMBER 2006 CV 1797
DEFENDANT/S/ Fred A Robinson & Kelly A Robinson		4. TYPE OF WRIT OR COMPLAINT Notice of Sale
5. NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC. TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SOLD. Fred A Robinson		
6. ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and ZIP Code) 701 Shadelow Road, Pocono Summit, PA		
SERVICE: <input checked="" type="checkbox"/> PERSONAL <input type="checkbox"/> PERSON IN CHARGE <input type="checkbox"/> DEPUTIZE <input type="checkbox"/> CERT. MAIL <input type="checkbox"/> REGISTERED MAIL <input type="checkbox"/> FIRST CLASS MAIL <input type="checkbox"/> POSTED <input type="checkbox"/> PUBLICATION		
Now, _____, I, SHERIFF OF MONROE COUNTY, PA, do hereby deputize the Sheriff of _____ County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff.		
POSTING REQUIREMENT: TAX CODE# _____ PIN# _____		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:		

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 the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

0. SIGNATURE of ATTORNEY or other ORIGINATOR requesting service on behalf of: Sheriff of Columbia County	11. TELEPHONE NUMBER <input type="checkbox"/> PLAINTIFF <input type="checkbox"/> DEFENDANT	12. DATE
---	--	----------

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

13. I acknowledge receipt of the writ or complaint as indicated above.	SIGNATURE of Authorized MCSO Deputy or Clerk and Title Susan K Bonser, Deputy Sheriff	14. Date Received 3-29-07	15. Expiration/Hearing date 5-23-07 @ 9:30 am Columb. Cty
16. I hereby CERTIFY and RETURN that I <input type="checkbox"/> have personally served, <input type="checkbox"/> have served person in charge, <input type="checkbox"/> have legal evidence of service as shown in "Remarks" (on reverse) <input type="checkbox"/> have posted the above described property with the writ or complaint described on the individual, company, corporation, etc., at the address shown above or on the individual, company, corporation, etc., at the address inserted below by handing/or Posting a TRUE and ATTESTED COPY thereof.			

17. <input checked="" type="checkbox"/> I hereby certify and return NO SERVICE because I am unable to locate the individual, company, corporation, etc., named above. (See remarks below)	18. Name and title of individual served Unable to Serve Time Expired	19. A person of suitable age and discretion then residing in the defendant's usual place of abode. <input type="checkbox"/> Read Order <input type="checkbox"/>
---	---	---

20. Address of where served (complete only if different than shown above) (Street or RFD, Apartment No., City, Boro, Twp., State and ZIP Code)	21. Date of Service	22. Time
--	---------------------	----------

3 ATTEMPTS			Date	Miles	Dept. Int.	Date	Miles	Dept. Int.	Date	Miles	Dept. Int.	Date	Miles	Dept. Int.
			3-30-07	40	44/50	4-1-07	40	50	4-2-07	40	50	4-2-07	40	50
4. Advance Costs 150.00		25	26		27		28. Total Costs 110.50 Pd Plff		29. COST DUE OR REFUND 39.40 Refund					

AFFIRMED and subscribed to before me this <u>24th</u> day of <u>April</u> 2007	By (Sheriff/Dep. Sheriff) (Please Print or Type) Jason M Dunlap, Deputy Sheriff	Date
<u>Darlene M. Lee</u> Prothonotary/Deputy/Notary Public	Signature of Sheriff	Date
SHERIFF OF MONROE COUNTY		

MY COMMISSION EXPIRES	NOTARIAL SEAL DARLENE M. LEE, NOTARY PUBLIC STROUDSBURG, MONROE COUNTY MY COMMISSION EXPIRES JULY 7, 2007	30. Date Received
-----------------------	--	-------------------

SHERIFF'S OFFICE

MONROE COUNTY, PENNSYLVANIA

COURTHOUSE, STROUDSBURG, PA 18360

SHERIFF SERVICE PROCESS RECEIPT, and AFFIDAVIT OF RETURN

INSTRUCTIONS: See "INSTRUCTIONS FOR SERVICE OF PROCESS BY THE SHERIFF" on the reverse of the last (No. 5) copy of this form. Please type or print legibly, insuring readability of all copies. Do not detach any copies. MCSO ENV.# **R014035**

1. PLAINTIFF/S/ GMAC Mortgage Corporation		2. COURT NUMBER 2006 CV 1797	
3. DEFENDANT/S/ Fred A Robinson & Kelly A Robinson		4. TYPE OF WRIT OR COMPLAINT Notice of Sale	
5. NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC. TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SOLD. Fred A Robinson			
6. ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and ZIP Code) 701 Shadelow Road, Pocono Summit, PA			
7. SERVICE: <input checked="" type="checkbox"/> PERSONAL <input type="checkbox"/> PERSON IN CHARGE <input type="checkbox"/> DEPUTIZE <input type="checkbox"/> CERT. MAIL <input type="checkbox"/> REGISTERED MAIL <input type="checkbox"/> FIRST CLASS MAIL <input type="checkbox"/> POSTED <input type="checkbox"/> PUBLICATION Now, _____, I, SHERIFF OF MONROE COUNTY, PA, do hereby deputize the Sheriff of _____ County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff.			
8. POSTING REQUIREMENT: TAX CODE# _____ PIN# _____			
9. SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:			

SHERIFF OF MONROE COUNTY

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 the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

10. SIGNATURE of ATTORNEY or other ORIGINATOR requesting service on behalf of: Sheriff of Columbia County	<input type="checkbox"/> PLAINTIFF <input type="checkbox"/> DEFENDANT	11. TELEPHONE NUMBER	12. DATE
---	--	----------------------	----------

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

13. I acknowledge receipt of the writ or complaint as indicated above.		SIGNATURE of Authorized MCSO Deputy or Clerk and Title Susan K Bonser, Deputy Sheriff		14. Date Received 3-29-07		15. Expiration/Hearing date 5-23-07 @ 9:30 am Columb/ Cty	
16. I hereby CERTIFY and RETURN that I <input type="checkbox"/> have personally served, <input type="checkbox"/> have served person in charge, <input type="checkbox"/> have legal evidence of service as shown in "Remarks" (on reverse) <input type="checkbox"/> have posted the above described property with the writ or complaint described on the individual, company, corporation, etc., at the address shown above or on the individual, company, corporation, etc., at the address inserted below by handing/or Posting a TRUE and ATTESTED COPY thereof.							
17. <input checked="" type="checkbox"/> I hereby certify and return NO SERVICE because I am unable to locate the individual, company, corporation, etc., named above. (See remarks below)							
18. Name and title of individual served Unable to Serve Time Expired				19. A person of suitable age and discretion then residing in the defendant's usual place of abode. <input type="checkbox"/>		Read Order <input type="checkbox"/>	
20. Address of where served (complete only if different than shown above) (Street or RFD, Apartment No., City, Boro, Twp., State and ZIP Code)						21. Date of Service	
						22. Time	
23. ATTEMPTS		Date	Miles	Dept. Int.	Date	Miles	Dept. Int.
		4/1/07	14	14/07	4/1/07	14	14/07
24. Advance Costs		25.	26.	27.	28. Total Costs		29. COST DUE OR REFUND
150.00					110.60 Pd Plff		39.40 Refund

AFFIRMED and subscribed to before me this _____

day of _____

By (Sheriff/Deputy Sheriff) (Please Print or Type)
Jason M Dunlap, Deputy Sheriff

Signature of Sheriff

Date

Date

Prothonotary/Deputy/Notary Public

SHERIFF OF MONROE COUNTY

MY COMMISSION EXPIRES

I ACKNOWLEDGE RECEIPT OF THE SHERIFF'S RETURN SIGNATURE OF AUTHORIZED ISSUING AUTHORITY AND TITLE.

30. Date Received

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

GMAC MORTGAGE
CORPORATION

vs.

FRED A. ROBINSON

KELLY A. ROBINSON

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: 1427 REAR 3RD AVENUE, BERWICK, PA 18603
(See Legal Description attached)

Amount Due	\$38,380.01
Additional Fees and Costs	\$2,182.50
Interest from 03/17/07 to Sale	\$.....and costs.
at \$6.31per diem	

Dated March 27, 2007
(SEAL)

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

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

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2006-CV-1797 Term 2005

WRIT OF EXECUTION
(Mortgage Foreclosure)

Writ 2007-ED-50

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 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

**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

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.

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

SHERIFF'S OFFICE

MONROE COUNTY, PENNSYLVANIA

COURTHOUSE, STROUDSBURG PA 18360

SHERIFF SERVICE
PROCESS RECEIPT, and AFFIDAVIT OF RETURN

INSTRUCTIONS: See "INSTRUCTIONS FOR SERVICE OF PROCESS BY THE SHERIFF" on the reverse of the last (No. 5) copy of this form. Please type or print legibly, insuring readability of all copies. Do not detach any copies. MCSO ENV.# R014035

1. PLAINTIFF/S/ GMAC Mortgage Corporation		2. COURT NUMBER 2006 CV 1797	
3. DEFENDANT/S/ Fred A Robinson & Kelly A Robinson		4. TYPE OF WRIT OR COMPLAINT Notice of Sale	
SERVE AT	5. NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC. TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SOLD Kelly A Robinson		
	6. ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and ZIP Code) 701 Shadelow Road, Pocono Summit, PA		
7. SERVICE: <input type="checkbox"/> PERSONAL <input type="checkbox"/> PERSON IN CHARGE <input type="checkbox"/> DEPUTIZE <input type="checkbox"/> CERT. MAIL <input type="checkbox"/> REGISTERED MAIL <input type="checkbox"/> FIRST CLASS MAIL <input type="checkbox"/> POSTED <input type="checkbox"/> PUBLICATION			
Now, _____, _____, I, SHERIFF OF MONROE COUNTY, PA, do hereby deputize the Sheriff of _____ County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff.			
8. POSTING REQUIREMENT: TAX CODE# _____ PIN # _____			
9. SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE			

SHERIFF OF MONROE COUNTY

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 the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

10. SIGNATURE of ATTORNEY or other ORIGINATOR requesting service on behalf of Sheriff of Columbia County		11. TELEPHONE NUMBER		12. DATE	
13. I acknowledge receipt of the writ or complaint as indicated above. <input type="checkbox"/> PLAINTIFF <input type="checkbox"/> DEFENDANT SIGNATURE of Authorized MCSO Deputy or Clerk and Title Susan K Bonser, Deputy Sheriff					
14. Date Received 3-29-07					
15. Expiration/Hearing date 5-23-07 @ 9:30 am Columb. Cty					
16. I hereby CERTIFY and RETURN that I <input checked="" type="checkbox"/> have personally served, <input type="checkbox"/> have served person in charge, <input type="checkbox"/> have legal evidence of service as shown in "Remarks" (on reverse) <input type="checkbox"/> have posted the above described property with the writ or complaint described on the individual, company, corporation, etc., at the address shown above or on the individual, company, corporation, etc., at the address inserted below by handing/or Posting a TRUE and ATTESTED COPY thereof.					
17. <input type="checkbox"/> I hereby certify and return NO SERVICE because I am unable to locate the individual, company, corporation, etc., named above. (See remarks below)					
18. Name and title of individual served Kelly A Robinson				19. A person of suitable age and discretion then residing in _____ Read Order the defendant's usual place of abode. <input type="checkbox"/>	
20. Address of where served (complete only if different than shown above) (Street or RFD, Apartment No., City, Boro, Twp., State and ZIP Code) SHERIFF'S OFFICE Room 211 Monroe County Courthouse Stroudsburg PA 18360				21. Date of Service 4-3-07 TWO DAY ONLINE	
22. Time 2:45 pm					
23. ATTEMPTS					
Date 3-3-07 11/23	Miles 0	Dept. Int. H/10	Date	Miles	Dept. Int.
24. Advance Costs		25		26	
27		28. Total Costs		29. COST DUE OR REFUND	

AFFIRMED and subscribed to before me this

24th

day of

April 2007

Darlene M. Lee

Prothonotary/Deputy/Notary Public

NOTARIAL SEAL
DARLENE M. LEE, NOTARY PUBLIC
STROUDSBURG BORO, MONROE COUNTY
MY COMMISSION EXPIRES JULY 7, 2009

I ACKNOWLEDGE RECEIPT OF THIS WRIT AND RETURN OF AUTHORIZED ISSUING COMMISSION AND TITLE

SO ANSWER

By (Sheriff/Dep. Sheriff) (Please Print or Type)

Scott M Martin, Deputy Sheriff

Signature of Sheriff

Date

Date

SHERIFF OF MONROE COUNTY

30. Date Received

PROTHONOTARY

SHERIFF'S OFFICE

MONROE COUNTY, PENNSYLVANIA

COURTHOUSE, STROUDSBURG, PA 18360

**SHERIFF SERVICE
PROCESS RECEIPT, and AFFIDAVIT OF RETURN**

INSTRUCTIONS: See "INSTRUCTIONS FOR SERVICE OF PROCESS BY THE SHERIFF" on the reverse of the last (No. 5) copy of this form. Please type or print legibly, insuring readability of all copies. Do not detach any copies. MCSO ENV.# R014035

1. PLAINTIFF/S/ GMAC Mortgage Corporation		2. COURT NUMBER 2006 CV 1797	
3. DEFENDANT/S/ Fred A Robinson & Kelly A Robinson		4. TYPE OF WRIT OR COMPLAINT Notice of Sale	
5. NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC. TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SOLD. Kelly A Robinson			
6. ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and ZIP Code) 701 Shadelow Road, Pocono Summit, PA			
7. SERVICE: <input type="checkbox"/> PERSONAL <input type="checkbox"/> PERSON IN CHARGE <input type="checkbox"/> DEPUTIZE <input type="checkbox"/> CERT. MAIL <input type="checkbox"/> REGISTERED MAIL <input type="checkbox"/> FIRST CLASS MAIL <input type="checkbox"/> POSTED <input type="checkbox"/> PUBLICATION Now, _____, I, SHERIFF OF MONROE COUNTY, PA, do hereby deputize the Sheriff of _____ County to execute this Writ and make return thereof according to law. This deputation being made at the request and risk of the plaintiff.			
8. POSTING REQUIREMENT: TAX CODE# _____ PIN# _____			
9. SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:			

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 the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

10. SIGNATURE of ATTORNEY or other ORIGINATOR requesting service on behalf of: Sheriff of Columbia County <input type="checkbox"/> PLAINTIFF <input type="checkbox"/> DEFENDANT		11. TELEPHONE NUMBER	12. DATE											
SPACE BELOW FOR USE OF SHERIFF ONLY - DO NOT WRITE BELOW THIS LINE														
13. I acknowledge receipt of the writ or complaint as indicated above.		14. Date Received 3-29-07	15. Expiration/Hearing date 5-23-07 @ 9:30 am Columb. Cty											
16. I hereby CERTIFY and RETURN that <input checked="" type="checkbox"/> I have personally served, <input type="checkbox"/> I have served person in charge, <input type="checkbox"/> I have legal evidence of service as shown in "Remarks" (on reverse) <input type="checkbox"/> I have posted the above described property with the writ or complaint described on the individual, company, corporation, etc., at the address shown above or on the individual, company, corporation, etc., at the address inserted below by handing/for Posting a TRUE and ATTESTED COPY thereof.														
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20. Address of where served (complete only if different than shown above) (Street or RFD, Apartment No., City, Boro, Twp., State and ZIP Code) Sheriff's Office Monroe County Courthouse Stroodsburg PA 18360		21. Date of Service 4-3-07	22. Time 2:45 PM											
23. ATTEMPTS														
Date	Miles	Dept. Int.	Date	Miles	Dept. Int.	Date	Miles	Dept. Int.	Date	Miles	Dept. Int.	Date	Miles	Dept. Int.
3-29-07	11.2	141.0												
24. Advance Costs		25.	26.	27.	28. Total Costs		29. COST DUE OR REFUND							

AFFIRMED and subscribed to before me this _____ day of _____		SO ANSWER. Scott M Martin, Deputy Sheriff Signature of Sheriff		Date
Prothonotary/Deputy/Notary Public		SHERIFF OF MONROE COUNTY		
MY COMMISSION EXPIRES		30. Date Received		
I ACKNOWLEDGE RECEIPT OF THE SHERIFF'S RETURN SIGNATURE OF AUTHORIZED ISSUING AUTHORITY AND TITLE.				

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 7005
(Transfer from service label)

Domestic Return Form 3811, February 2004

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ 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. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X <i>[Signature]</i></p> <hr/> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>MAR 28 2001</p> <hr/> <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>1. Article Addressed to:</p> <p>COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <hr/> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number</p> <p>(Transfer from service label)</p>	<p style="text-align: center; font-size: 1.2em;">7005 0390 0001 2235 9561</p>

<p>SENDER: COMPLETE THIS SECTION</p> <ul style="list-style-type: none"> ■ 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. <p>1. Article Addressed to:</p> <p style="text-align: center; padding: 20px 0;">OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105</p> <p>2. Article Number (Transfer from service label)</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature 50 <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) MAR 26 2007</p> <p>C. Date of Delivery</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 <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7005 0390 0001 2235 9578</p>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ 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. 	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address</p> <p>X <i>T. Doyle</i></p> <hr/> <p>B. Received by (Printed Name) MAR 26 2004</p> <p style="text-align: right;">Date of Delivery</p> <hr/> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <hr/>
<p>1. Article Addressed to:</p> <p>Commonwealth of PA PO Box 2675 Harrisburg, PA 17105</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> <hr/> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number</p> <p>(Transfer from service label)</p>	<p style="text-align: center; font-size: 1.2em;">7005 0390 0001 2235 9554</p>

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:

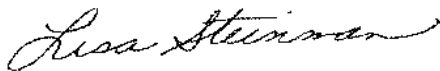
Enclosed please find the following:

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.

*******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 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

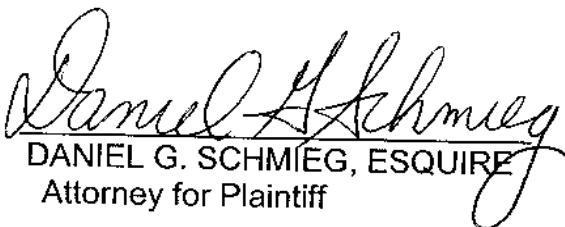
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

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

Address
of Sender

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

TEAM 3

Support

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 1427 REAR 3RD AVENUE BERWICK, PA 18603		
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
4		BERWICK DENTAL ARTS, INC. 105 W. 9TH STREET BERWICK, PA 18603		
5		PG ENERGY 24 W. 4TH STREET WILLIAMSPORT, PA 17701		
6		BERWICK AREA JOINT SEWER AUTHORITY 344 MARKET STREET BERWICK, PA 18603		
7				
8				
9				
10				
11				
12				
13				
14				
15				
Total Number of Pieces Listed by Sender		RE: FRED A. ROBINSON	PHS #143426.	TEAM 3/SSG
Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)		

\$ 01.90
MAR 29 2007
MAILED FROM ZIP CODE 19103



PHELAN HALLINAN & SCHMIEG, LLP

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103-1814

Automated Attendant # 215-320-0007 ext 1478

Operated Assisted # 215-563-7000 ext 1478

Fax # 215-563-8656

Lisa.Steinman@fedphe.com

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 with 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, ESQUIRE
ATTORNEY FOR PLAINTIFF

DATE: April 23, 2007

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

GMAC Mortgage Corporation

vs.

Fred A. Robinson
Kelly A. Robinson

CIVIL DIVISION
NO. 2006-CV-1797

ORDER

AND NOW, this 2nd day of February, 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:

1. 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
2. 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:

151 Scott W. Jones
J.

FILED
PROTHONOTARY

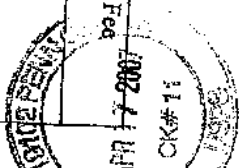
2007 FEB -5 A 10:14

COURTS OFFICE
COLUMBIA, PA

Name and Address of Sender

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

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fed
1	*****	FRED A. ROBINSON 1427 REAR 3RD AVENUE BERWICK, PA 18603		
2	****	KELLY A. ROBINSON 1427 REAR 3RD AVENUE BERWICK, PA 18603		
3		FRED A. ROBINSON P.O. BOX 2385 POCONO SUMMIT, PA 18346		
4		KELLY A. ROBINSON P.O. BOX 2385 POCONO SUMMIT, PA 18346		
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: FRED A. ROBINSON PHS #143426. TEAM 3/LAS		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	



7160 3901 9849 5586 8827

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

SENDER: LAS/TEAM 3

REFERENCE: ROBINSON, FRED PHS# 143426

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	.39	34
	Certified Fee	2.40	2.10
	Return Receipt Fee	1.85	1.50
	Restricted Delivery	3.70	3.20
	Total Postage & Fees	8.34	7.14

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



7160 3901 9849 5586 8803

TO: KELLY A. ROBINSON
P.O. BOX 2385
POCONO SUMMIT, PA 18346

SENDER: LAS/TEAM 3

REFERENCE: ROBINSON, FRED PHS # 143426

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	.39	34
	Certified Fee	2.40	2.10
	Return Receipt Fee	1.85	1.50
	Restricted Delivery	3.70	3.20
	Total Postage & Fees	8.34	7.14

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



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 RECEIPT SERVICE	Postage	.39	34
	Certified Fee	2.40	2.10
	Return Receipt Fee	1.85	1.50
	Restricted Delivery	3.70	3.20
	Total Postage & Fees	8.34	7.14

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



7160 3901 9849 5586 8810

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

SENDER: LAS/TEAM 3

REFERENCE: ROBINSON, FRED PHS#143426

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	.39	34
	Certified Fee	2.40	2.10
	Return Receipt Fee	1.85	1.50
	Restricted Delivery	3.70	3.20
	Total Postage & Fees	8.34	7.14

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



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.

GMAC MORTGAGE CORPORATION

VS.

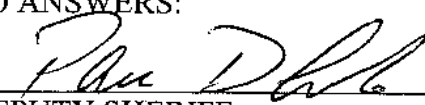
FRED & KELLY ROBINSON

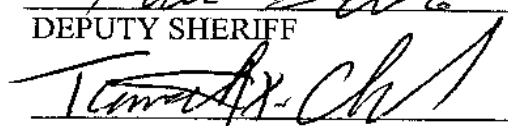
WRIT OF EXECUTION #50 OF 2007 ED

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



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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/22/2007

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 50ED2007

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT FRED A. ROBINSON
KELLY A. ROBINSON

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

FRED ROBINSON

1427 REAR 3RD AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ 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) 701 SHAD BLOW RD.
POCONO SUMMIT PA. 18346

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 03.27.07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/22/2007

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

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT FRED A. ROBINSON
KELLY A. ROBINSON

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

KELLY ROBINSON

1427 REAR 3RD AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

CHIC NEW
ADDRESS

FRED ROBINSON
1475 CDL

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ 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

HOUSE CONDEMNED ✓ P.O.

F. OTHER (SPECIFY) 701 SHADELOW RD.

POCONO SUMMIT PA 18346

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

03-27-07

150

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/22/2007

SERVICE# 3 - OF - 14 SERVICES
DOCKET # 50ED2007

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT FRED A. ROBINSON
KELLY A. ROBINSON

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON BRUCE WELSH

RELATIONSHIP RECEPTIONIST IDENTIFICATION _____

DATE 3-26-07 TIME 1145 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 3-26-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/22/2007

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 50ED2007

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT FRED A. ROBINSON
KELLY A. ROBINSON

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

CONNIE GINGHER-TAX COLLECTOR

1615 LINCOLN AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON CONNIE GINGHER

RELATIONSHIP TAX COLLECTOR IDENTIFICATION _____

DATE 3-26-07 TIME 11:50 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

3-26-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/22/2007

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 50ED2007

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT FRED A. ROBINSON
KELLY A. ROBINSON

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Kelly Greer

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 3-26-07 TIME 1050 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

P. M. - Y DATE 3-26-07

Tax Notice 2007 County & Municipality

MAKE CHECKS PAYABLE TO:

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

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

PHONE: 570-752-7442

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

ROBINSON FRED A & KELLY A
1427 REAR THIRD AVE
BERWICK PA 18603

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

FOR: COLUMBIA COUNTY		DATE 03/01/2007		BILL NO. 5641	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	12,450	6.146	74.99	76.52	84.17
SINKING		1.345	16.41	16.75	18.43
LIGHT		1	12.20	12.45	13.07
FIRE		1.25	15.25	15.56	16.34
BORO RE		10.6	129.33	131.97	138.57
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			248.18 April 30 If paid on or before	253.25 June 30 If paid on or before	270.58 June 30 If paid after
CITY TWP			This tax returned to courthouse on: January 1, 2008		
Discount 2 % 2 %					
Penalty 10 % 5 %					
PARCEL: 04D-06 -127-00,000					
1427 REAR THIRD AVE					
.2589 Acres					
Land			4,512		
Buildings			7,938		
Total Assessment			12,450		

FILE COPY

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/22/2007

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 50ED2007

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT FRED A. ROBINSON
KELLY A. ROBINSON

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

DOMESTIC RELATIONS

15 PERRY AVE.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON LESLIE LEVAY

RELATIONSHIP Custom Service IDENTIFICATION _____

DATE 3-23-7 TIME 0910 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB X 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

3-23-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/22/2007

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 50ED2007

PLAINTIFF GMAC MORTGAGE CORPORATION

DEFENDANT FRED A. ROBINSON
KELLY A. ROBINSON

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 Dieb Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 3-23-7 TIME 1330 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 3-23-7

REAL ESTATE OUTLINE

ED # 50-07

DATE RECEIVED 3-22-07

DOCKET AND INDEX 3-22-07

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# 582100

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

SALE DATE

May 23, 07 TIME 0930

POSTING DATE

Apr 19, 07

ADV. DATES FOR NEWSPAPER

1ST WEEK May 2

2ND WEEK ?

3RD WEEK 16, 07

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 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 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.

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 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 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 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.

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.

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 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.

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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
CORPORATION

vs.

FRED A. ROBINSON

KELLY A. ROBINSON

Commonwealth of Pennsylvania:

County of

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2006-CV-1797 Term 2005

WRIT OF EXECUTION
(Mortgage Foreclosure)

*Writ
2007-ED-50*

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: 1427 REAR 3RD AVENUE, BERWICK, PA 18603
(See Legal Description attached)

Amount Due	<u>\$38,380.01</u>
Additional Fees and Costs	<u>\$2,182.50</u>
Interest from 03/17/07 to Sale	\$_____ and costs.
at \$6.31 per diem	

Dated

March 22, 2007
(SEAL)

Limi Z. Kline

(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**

DESCRIPTION

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

(215)563-7000

Attorney for Plaintiff

•

NO. 2006-CV-1797

V.


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

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
DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

(215)563-7000

SAME AS ABOVE

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
BERWICK DENTAL ARTS, INC.	105 W. 9TH STREET BERWICK, PA 18603

PG ENERGY	24 W. 4TH STREET 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	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
NONE	

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

NAME	LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)
TENANT/OCCUPANT	1427 REAR 3RD AVENUE BERWICK, PA 18603
DOMESTIC RELATIONS OF COLUMBIA COUNTY	COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815
COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE	P.O. BOX 2675 HARRISBURG, PA 17105
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

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

GMAC MORTGAGE CORPORATION

500 ENTERPRISE ROAD, STE 150

HORSHAM, PA 19044

Plaintiff,

v.

FRED A. ROBINSON

KELLY A. ROBINSON

1427 REAR 3RD AVENUE

BERWICK, PA 18603

Defendant(s).

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

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 Praecipe 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

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

NAME

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

**BERWICK DENTAL
ARTS, INC.**

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

PG ENERGY

**24 W. 4TH STREET
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

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

NAME

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

NONE

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

NAME

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

TENANT/OCCUPANT

**1427 REAR 3RD AVENUE
BERWICK, PA 18603**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

**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

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

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

TO: FRED A. ROBINSON	KELLY A. ROBINSON
1427 REAR 3RD AVENUE	1427 REAR 3RD AVENUE
BERWICK, PA 18603	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 Sheriff’s Sale on _____, at _____a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$38,380.01** obtained by **GMAC MORTGAGE CORPORATION**, (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, **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.
- 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**

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

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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

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 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.

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

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

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

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

....., 20

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

Sir: -- There will be placed in your hands

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

follows: GMAC MORTGAGE CORPORATION vs FRED A. ROBINSON and KELLY A. ROBINSON

The defendant(s) will be found at 1427 REAR 3RD AVENUE, BERWICK, PA 18603

..... Attorney for Plaintiff

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

See attached legal description
.....
.....
.....

SHERIFF'S RETURN

GMAC MORTGAGE CORPORATION

Plaintiff

vs.

FRED A. ROBINSON

KELLY A. ROBINSON

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2006-CV-1797 CD Term, 2000

WRIT

ISSUED

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

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 200 , at _____ O'Clock _____ m., served the within

_____ upon _____

at _____

_____ by handing to _____

_____ a true and correct copy of the original Notice of Sale and made known to _____
the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20 _____

Notary Public

BY: _____
Sheriff

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

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

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

AT

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

FRED A. ROBINSON

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

1427 REAR 3RD AVENUE, BERWICK, PA 18603

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.

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

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

— Defendant

Telephone Number

Date

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

(215)563-7000

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

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN		INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.
Plaintiff GMAC MORTGAGE CORPORATION		Expiration date _____
Defendant FRED A. ROBINSON & KELLY A. ROBINSON		Court Number 2006-CV-1797
SERVE AT		Type or Writ of Complaint EXECUTION/NOTICE OF SALE
NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC.. TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. KELLY A. ROBINSON		
ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) 1427 REAR 3RD AVENUE, BERWICK, PA 18603		

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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

Sheriff of COLUMBIA County, Penna.


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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number (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.	
Plaintiff GMAC MORTGAGE CORPORATION		Expiration date 	
Defendant FRED A. ROBINSON & KELLY A. ROBINSON		Court Number 2006-CV-1797	
SERVE  AT		Type or Writ of Complaint EXECUTION/NOTICE OF SALE	
{		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) 1427 REAR 3RD AVENUE, BERWICK, PA 18603	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.			

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

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

Sheriff of COLUMBIA County, Penna.

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

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff — Defendant	Telephone Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	(215)563-7000	

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

PLAINTIFF	DO NOT WRITE BELOW THIS LINE
	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 _____		

PHELAN HALLINAN & SCHMIEG, LLP

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

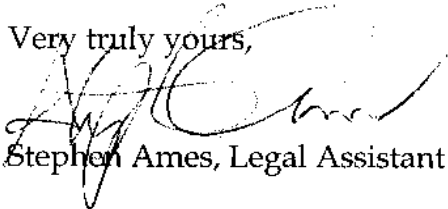
RE: **Mortgage Electronic Registration Systems, Inc. v. Kevin D. Smith**
Columbia County, CCP, No. 2005-CV-1196

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.

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
582700

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

Void after 180 days

To The
r
Or
Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Travis S. Hallinan

STANDARD
MICROPRINTS
SECURITY
MARK

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

⑈582700⑈ ⑆036001808⑆36 150866 E⑈

Set of 17 features included.

Details on back.