

SHERIFF'S SALE COST SHEET

MERS vs. Jean Shotwell
 NO. 16-08 ED NO. 1809-07 JD DATE/TIME OF SALE 4-23-08 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>35.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>241.00</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>7.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>459.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>733.50</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>958.50</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>326.38</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>331.38</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>454.24</u>	
WATER 20	\$	
TOTAL *****		\$ <u>454.24</u>

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2404.62

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

MEIZ vs Jason Shotwell

NO. 16-08 ED NO. 1808-07 JD

DATE/TIME OF SALE: 4-23-08 0900

BID PRICE (INCLUDES COST) \$ 2101.62

POUNDAGE - 2% OF BID \$ 48.09

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2452.71

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): David H. Tatham, Local Counsel

TOTAL DUE: \$ 2452.71

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1102.71

THE LAW
Offices of

1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966

GREGORY JAVARDIAN

Phone: (215) 942-9690
Fax: (215) 942-9695

April 24, 2008

Sheriff's Office of Columbia County
Courthouse
PO Box 380
Bloomsburg, PA 17815
Real Estate Division

RE: Mortgage Electronic Registration Systems, Inc. (MERS) vs Jason C. Shotwell

Premises: 308 East 7th Street
Berwick, PA 18603
Sale: April 23, 2008
Docket No.: 2007 cv 1809

Dear Sir/Madam :

Enclosed please find our check in the amount of \$1,102.71 which represents the amount necessary to complete settlement with your office. Kindly have the deed prepared in the name of **Accredited Home Lenders, Inc. a California Corp.** whose address is 15253 Avenue of Science, Bldg. 3, San Diego CA 92128. have enclosed for your use two transfer tax affidavits with regards to the above matter. Also please find a self-addressed stamped envelope for the return of the recorded sheriff's deed.

Thank you in advance for your cooperation with regards to this matter, should you have any questions or need additional information, feel free to contact me.

Very truly yours,

Megan O'Brien

Megan O'Brien for
Law Offices of Gregory Javardian

/mo
Enclosures

THE LAW OFFICES OF GREGORY JAVARDIAN

ESCROW ACCOUNT
1310 INDUSTRIAL BLVD., SUITE 101
SOUTHAMPTON, PA 18966

FIRSTTRUST
3-7380-2360

4/23/2008

44572

PAY TO THE
ORDER OF Sheriff

\$ **1,102.71

DOLLARS

One Thousand One Hundred Two and 71/100*****

Details on back.



Security Features Included.

MEMO

MERS VS. SHOTWELL, J.

⑈044572⑈ ⑆23607380⑆ 70 1603763⑈

MP

COPY

THIS IS A TRUE AND EXACT COPY
OF THE ORIGINAL DOCUMENT.

Prepared By:

Accredited Home Lenders, Inc.
A California Corporation
15090 Avenue of Science
San Diego, CA 92128

CERTIFIED BY
ACCREDITED HOME LENDERS.

BY: 

Return To:

Accredited Home Lenders, Inc.
Attn: Post Closing Dept.
16550 West Bernardo Dr. Bldg 1
San Diego, CA 92127-1870

Parcel Number:

04A-009-062

[Space Above This Line For Recording Data]

MORTGAGE

MIN 100176105062732410

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated July 11, 2005 together with all Riders to this document.

(B) "Borrower" is JASON C. SHOTWELL, ~~UNMARRIED~~

MARRIED 

Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint MI 48501-2026, tel. (888) 679-MERS.

100176105062732410

0506273241

PENNSYLVANIA - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS Form 3039 1/01

VMP-6A(PA) (0407)

Page 1 of 16

Initials: 

VMP Mortgage Solutions, Inc. (800) 521-7291



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder 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 Gregory Javardian, Esquire		Telephone Number: (215) 942-9690	
Street Address 1310 Industrial Blvd. Ste 101	City Southampton	State P	Zip Code

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s) Sheriff of Columbia County		Grantee(s)/Lessee(s) Accredited Home Lenders, Inc. a California Corp.	
Street Address Courthouse PO Box 380		Street Address 15253 Avenue of Science, Bldg 3	
City Bloomsburg	State PA	City San Diego	State CA
Zip Code 17815		Zip Code 92128	

C. PROPERTY LOCATION

Street Address 308 East 7th Street		City, Township, Borough Berwick	
County Columbia	School District	Tax Parcel Number 04A-09-062-00.000	

D. VALUATION DATA

1. Actual Cash Consideration 2,404.62	2. Other Consideration + 0.00	3. Total Consideration = 2,404.62
4. County Assessed Value 15,475.00	5. Common Level Ratio Factor X 3.55	6. Fair Market Value = 54,936.25

E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100.00	1b. Percentage of Interest Conveyed 100
---	--

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ 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.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200507434, Page Number 34
- ☐ 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

Date

04/24/2008

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) FEB 08 2004

C. Date of Delivery FEB 08 2004

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
 BUREAU OF COMPLIANCE
 CLEARANCE SUPPORT SECTION
 DEPARTMENT 281230
 HARRISBURG, PA 17128-1230

2. Article Number
 (Transfer from service label)

7007 0710 0002 4094 8034

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) 2/8/04

C. Date of Delivery 2/8/04

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number
 (Transfer from service label)

7007 0710 0002 4094 8003

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) FEB 08 2004

C. Date of Delivery FEB 08 2004

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number
 (Transfer from service label)

7007 0710 0002 4094 8010

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) FEB 08 2004

C. Date of Delivery FEB 08 2004

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) L. M. House

C. Date of Delivery 2/11

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) TAYLOR

C. Date of Delivery FEB 11 2004

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

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 April 2, 9, 16, 2008 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 before me this 14 day of April, 2008.

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
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.

LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966
(215) 942-9690

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
(MERS)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

vs.

No.: 2007-CV-1809

JASON C. SHOTWELL

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

I hereby certify that I have sent copies of the Notice of Sheriff Sale to the Defendants' certified and regular United States mail and all lien holders or judgment creditors of record as required by Pa.R.C.P. by first class United States mail, postage prepaid, on the date set forth below.
(See attached Exhibit "A").

Columbia County Domestic Relations
P.O. Box 380
Bloomsburg, PA 17815

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

Dept. of Public Assistance
27 E. 7th Street, P.O. Box 628
Bloomsburg, PA 17815-9974

Tenants/Occupants
308 EAST 7TH STREET
BERWICK, PA 18603


JASON C. SHOTWELL
1333 SECOND AVENUE
BERWICK, PA 18603

ELIZABETH M. SHOTWELL
F/K/A ELIZABETH M. BRUDNAK
1333 SECOND AVENUE
BERWICK, PA 18603

PA Department of Public Welfare
Bureau of Child Support Enforcement
Health and Welfare Building – Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

Thomas S. King
599 Log Cabin Road
McConnellsburg, PA 17233

Dated: 2/20/08



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff



7160 3901 9845 3410 9310

3. Service Type **CERTIFIED MAIL**4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

Tenants
Occupants
308 EAST 7TH STREET
BERWICK, PA 18603

A. Received by (Please Print Clearly) Peggy Bogart	B. Date of Delivery MAR 12 2008
C. Signature X <i>Peggy Bogart</i>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address <input type="checkbox"/> Yes <input type="checkbox"/> No
D. Is delivery address different from item 1? If YES, enter delivery address below:	

USPS

Reference Information

SHOTWELL, J.

PS Form 3811, January 2005

Domestic Return Receipt

2. Article Number



7160 3901 9845 3410 9341

3. Service Type **CERTIFIED MAIL**4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

ELIZABETH M. SHOTWELL
F/K/A ELIZABETH M. BRUDNAK
1333 SECOND AVENUE
BERWICK, PA 18603

COMPLETE THIS SECTION ON DELIVERY	
A. Received by (Please Print Clearly)	B. Date of Delivery
C. Signature X <i>[Signature]</i>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address <input type="checkbox"/> Yes <input type="checkbox"/> No
D. Is delivery address different from item 1? If YES, enter delivery address below:	

FEB 22 2008

Reference Information

SHOTWELL, J.

PS Form 3811, January 2005

Domestic Return Receipt

2. Article Number



7160 3901 9845 3410 9334

3. Service Type **CERTIFIED MAIL**4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

JASON C. SHOTWELL
1333 SECOND AVENUE
BERWICK, PA 18603

COMPLETE THIS SECTION ON DELIVERY	
A. Received by (Please Print Clearly)	B. Date of Delivery
C. Signature X <i>[Signature]</i>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address <input type="checkbox"/> Yes <input type="checkbox"/> No
D. Is delivery address different from item 1? If YES, enter delivery address below:	

FEB 22 2008

Reference Information

SHOTWELL, J.

PS Form 3811, January 2005

Domestic Return Receipt

7160 3901 9845 3410 9334

TO: JASON C. SHOTWELL
1333 SECOND AVENUE
BERWICK, PA 18603

SENDER:

REFERENCE SHOTWELL, J.

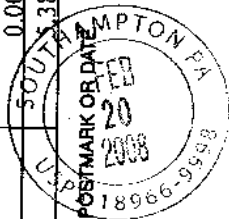
PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.58
	Certified Fee	2.65
	Return Receipt Fee	2.15
	Restricted Delivery	0.00
	Total Postage & Fees	5.38

US Postal Service

Receipt for
Certified Mail

No Insurance Coverage Provided
On Non-Insured Mail



7160 3901 9845 3410 9341

TO: ELIZABETH M. SHOTWELL
E/K/A ELIZABETH M. BRUDNAK
1333 SECOND AVENUE
BERWICK, PA 18603

SENDER:

REFERENCE SHOTWELL, J.

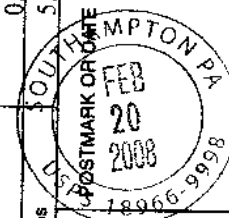
PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.58
	Certified Fee	2.65
	Return Receipt Fee	2.15
	Restricted Delivery	0.00
	Total Postage & Fees	5.38

US Postal Service

Receipt for
Certified Mail

No Insurance Coverage Provided
On Non-Insured Mail



7160 3901 9845 3410 9310

TO: Tenants
Occupants
308 EAST 7TH STREET
BERWICK, PA 18603

SENDER:

REFERENCE SHOTWELL, J.

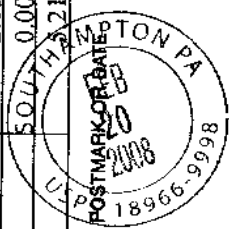
PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.41
	Certified Fee	2.65
	Return Receipt Fee	2.15
	Restricted Delivery	0.00
	Total Postage & Fees	5.21

US Postal Service

Receipt for
Certified Mail

No Insurance Coverage Provided
On Non-Insured Mail



LAW OFFICES OF
GREGORY JAVARDIAN
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966

Circle type of mail or service.

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
- ☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

ATTIX Stamp Here
(If issued as a
certificate of mailing,
or for additional
copies of this bill)
Postmark and
Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1. <u>Shotwell, J.</u>	Columbia County Domestic Relations P.O. Box 380 Bloomsburg, PA 17815											
2.	Columbia County Tax Claim Bureau P.O. Box 380 Bloomsburg, PA 17815											
3.												
4.	Dept. of Public Assistance 27 E. 7th Street, P.O. Box 628 Bloomsburg, PA 17815-9974											
5.	Tenants/Occupants 308 EAST 7TH STREET BERWICK, PA 18603											
6.	JASON C. SHOTWELL 1333 SECOND AVENUE BERWICK, PA 18603											
7.	ELIZABETH M. SHOTWELL F/K/A ELIZABETH M. BRUDNAK 1333 SECOND AVENUE BERWICK, PA 18603											
8.												



Total Number of Pieces Listed by Sender: 6

Total Number of Pieces Received at Post Office: 6

Postmaster, Per (Name of receiving employee): [Signature]

See Privacy Act Statement on Reverse

Use a type of mail service.

LAW OFFICES OF
GREGORY JAVARDIAN
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966
Article Number

1. Shotwell, J.

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
- ☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Addressee (Name, Street, City, State, & ZIP Code)

Postage

Fee

Handling Charge

Actual Value if Registered

Insured Value

Due Sender if COD

DC Fee

SC Fee

SH Fee

RD Fee

RR Fee

PA Department of Public Welfare

Bureau of Child Support Enforcement

Health and Welfare Building - Room 432

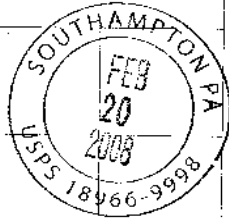
P.O. Box 2675

Harrisburg, PA 17105-2675

Thomas S. King

599 Log Cabin Road

McConnellsburg, PA 17233



Postmaster, Per (Name of receiving employee)

Total Number of Pieces Listed by Sender 2

Total Number of Pieces Received at Post Office 2

See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

PS Form 3877, February 2002 (Page 1 of 2)

February 11, 2008

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): JASON C. SHOTWELL

PLAINTIFF/SELLER: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
(MERS)

DEFENDANT(S): JASON C. SHOTWELL

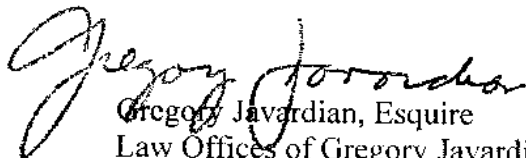
PROPERTY: 308 EAST 7TH STREET
BERWICK, PA 18603

COLUMBIA C.C.P. NO. 2007-CV-1809

The above captioned property is scheduled to be sold at Sheriff's Sale on APRIL 23, 2008 at 9:00 A.M., in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815. You may hold a judgment on the property, which may be extinguished by the sale. You may wish to attend the Sheriff's Sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Sincerely,



Gregory Javardian, Esquire
Law Offices of Gregory Javardian
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

MORTGAGE ELECTRONIC REGISTRATION Docket # 16ED2008
SYSTEMS, INC.

VS

MORTGAGE FORECLOSURE

JASON C. SHOTWELL

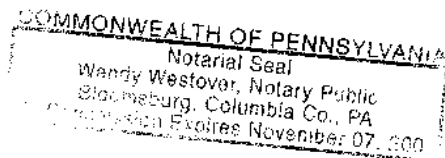
AFFIDAVIT OF SERVICE

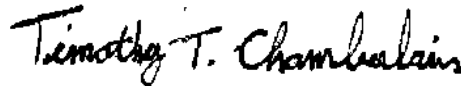
NOW, THIS FRIDAY, FEBRUARY 08, 2008, AT 6:20 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JASON SHOTWELL AT 1333 SECOND AVE., BERWICK BY HANDING TO ELIZABETH SHOTWELL, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, FEBRUARY 13, 2008


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/6/2008

SERVICE# 1 - OF - 15 SERVICES
DOCKET # 16ED2008

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT JASON C. SHOTWELL
ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
JASON SHOTWELL	MORTGAGE FORECLOSURE
1333 SECOND AVE.	
BERWICK	

SERVED UPON ELIZABETH SHOTWELL

RELATIONSHIP WIFE IDENTIFICATION _____


DATE 02-08-08 TIME 1P20 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 02-08-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/6/2008

SERVICE# 5 - OF - 15 SERVICES
DOCKET # 16ED2008

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT JASON C. SHOTWELL
ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
ELIZABETH SHOTWELL	MORTGAGE FORECLOSURE
1333 SECOND AVE.	
BERWICK	

SERVED UPON ELIZABETH SHOTWELL

RELATIONSHIP _____ IDENTIFICATION _____

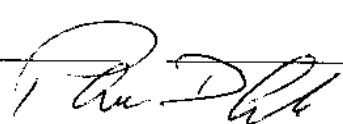
DATE 02-08-08 TIME 1820 MILEAGE _____ OTHER _____

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 02-08-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/6/2008

SERVICE# 6 - OF - 15 SERVICES
DOCKET # 16ED2008

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT JASON C. SHOTWELL
ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

PERSON/CORP TO SERVED
TENANT(S)
308 E 7TH STREET
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON PEGGY BOGART

RELATIONSHIP OCCUPANT IDENTIFICATION _____

DATE 02.08.08 TIME 1750 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

Pare Dole

DATE 02.08.08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/6/2008

SERVICE# 7 - OF - 15 SERVICES
DOCKET # 16ED2008

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT JASON C. SHOTWELL
ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

PERSON/CORP TO SERVED
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAGGIE KRITZ

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02.11.08 TIME 1530 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 02.11.08

BERWICK AREA SCHOOL DISTRICT		07 SCHOOL REAL ESTATE DATE 07/01/21		BILL# 003600 Original		
DESCRIPTION		ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE		15475	48.100	729.46	744.35	818.79
BERWICK BOROUGH MAKE CHECKS PAYABLE TO: CONNIE C. GINGHER 1615 LINCOLN AVENUE BERWICK, PA 18603		The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.		PAY THIS AMOUNT IF PAID ON OR BEFORE Aug 31	729.46 IF PAID ON OR BEFORE Oct 31	818.79 IF PAID AFTER Nov 1
HOURS Mon, Tue, Thur, 9:30am-4:00pm PHONE 570-752-7442		NO REFUNDS UNDER \$5.00				

M
A SHOTWELL JASON C
I 637 CATHERINE ST
L BLOOMSBURG PA 17815

PROPERTY DESCRIPTION	ACCT.
PARCEL 04A09 06200000 308 E SEVENTH ST 20010-9110 0.10 ACRES	4761 SCHOOL PENALTY 10% DELINQUENT TAX TO COURTHOUSE DEC 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT
 8/31

Tax Notice 2007 County & Municipality
BERWICK BORO
MAKE CHECKS PAYABLE TO:
 Connie C Gingher
 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

FOR: COLUMBIA COUNTY		DATE 03/01/2007		BILL NO. 5892	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	15,475	6.146	93.21	95.11	104.62
SINKING		1.345	20.39	20.81	22.89
LIGHT		1	15.17	15.48	16.25
FIRE		1.25	18.95	19.34	20.31
BORO RE		10.6	160.76	164.04	172.24
The discount & penalty have been calculated for your convenience		PAY THIS AMOUNT 308.48 April 30 If paid on or before		314.78 June 30 If paid on or before	336.31 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SHOTWELL JASON C
 637 CATHERINE ST
 BLOOMSBURG PA 17815

CNTY		TWP	
Discount	2 %	2 %	
Penalty	10 %	5 %	
PARCEL: 04A-09 -062-00,000 308 E SEVENTH ST .0953 Acres Land 2,500 Buildings 12,975 Total Assessment 15,475			

This tax returned to
 courthouse on:
 January 1, 2008

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

4/30/07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/6/2008

SERVICE# 8 - OF - 15 SERVICES
DOCKET # 16ED2008

PLAINTIFF

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT
ATTORNEY FIRM

JASON C. SHOTWELL
LAW OFFICE OF GREGORY JAVARDIAN

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON KRISTIE Romig

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 02-11-08 TIME 1615 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

Tom Dill DATE 02-11-08



February 12, 2008

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

VS.

JASON C. SHOTWELL

DOCKET # 16ED2008

JD # 1809JD2007

Dear Timothy:

The balance due on sewer account #108461 for the property located at 308 E. 7TH Street Berwick, Pa through June 2008 is ~~\$454.24~~.

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 2/6/2008

SERVICE# 3 - OF - 15 SERVICES
DOCKET # 16ED2008

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT JASON C. SHOTWELL
ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

PERSON/CORP TO SERVED
DEPT. OF PUBLIC ASSISTANCE
27 E 7TH STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Gratedon Shirley (See DPA office)

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2/8/08 TIME 1149 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) Served at ABOVE NAMED
See at DPA office

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY J. Chamberlain DATE 2/8/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/6/2008

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 16ED2008

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT JASON C. SHOTWELL
ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Dorothy Frank (Customer Service)

RELATIONSHIP Employee IDENTIFICATION _____

DATE 2/8/08 TIME 1129 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) Search of Domestic Relations
on Employee (Dorothy Frank)

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

2/8/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/6/2008

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 16ED2008

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

DEFENDANT JASON C. SHOTWELL
ATTORNEY FIRM LAW OFFICE OF GREGORY JAVARDIAN

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON ANNETTE HOFFMAN (EMPLOYEE)

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2/5/08 TIME 0834 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

B. OTHER (SPECIFY) Screened location AT
Columbia County Tax office

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature] DATE 2/5/08

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 02/08/2008

Fee: \$5.00

Cert. NO: 4198

SHOTWELL JASON C
637 CATHERINE ST
BLOOMSBURG PA 17815

District: BERWICK BORO
Deed: 20010 -9110
Location: 308 E 7TH LOT 205 PA
Parcel Id:04A-09 -062-00,000

Assessment: 15,475
Balances as of 02/08/2008

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

By: Timothy T. Chamberlain Per: dm.
Sheriff

REAL ESTATE OUTLINE

ED # 16-08

DATE RECEIVED 2-6-08
DOCKET AND INDEX 2-6-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WATCHMAN RELEASE FORM	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>43284</u>

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

SALE DATE	<u>Apr 23, 08</u>	TIME <u>0900</u>
POSTING DATE	<u>Mar 18</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Apr 2</u>	
	2 ND WEEK <u>9</u>	
	3 RD WEEK <u>16, 08</u>	

SHERIFF'S SALE

WEDNESDAY APRIL 23, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 16 OF 2008 ED AND CIVIL WRIT NO. 1809 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN tract or parcel of real estate, lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of Seventh Street at the northwest corner of Lot No. 126; thence in a southerly direction along Lot No. 126, a distance of 82 ½' to line of land now or late of Search; thence in a westerly direction along said land now or late of Search and parallel with Seventh Street, a distance of 491/2' to line of Lot No. 124; thence in a northerly direction along Lot No. 124, a distance of 82 ½' to Seventh Street; thence along Seventh Street in an easterly direction, a distance of 49 ½' to the place of beginning. Being the northerly half of Lot No. 125 of Fowler Addition to Berwick.

BEING known as 308 EAST 7TH STREET, BERWICK, PA 18603

BEING THE SAME PREMISES which Thomas S. King and Deborah K. King, husband and wife, by Deed dated and recorded September 12, 2001 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200109110 granted and conveyed unto Jason C. Shotwell, unmarried.

PARCEL ID NO. 04A09 06200000

IMPROVEMENTS: RESIDENTIAL DWELLING.

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
Gregory Javardian
1310 Industrial Blvd
Southampton, PA 18966

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

SHERIFF'S SALE

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PARCEL ID NO. 04A09 06200000

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Plaintiff's Attorney
Gregory Javardian
1310 Industrial Blvd
Southampton, PA 18966

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

SHERIFF'S SALE

WEDNESDAY APRIL 23, 2008 AT 9:00 AM

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PARCEL ID NO. 04A09 06200000

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Plaintiff's Attorney
Gregory Javardian
1310 Industrial Blvd
Southampton, PA 18966

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BEGINNING at a point on the southerly side of Seventh Street at the northwest corner of Lot No. 126; thence in a southerly direction along Lot No. 126, a distance of 82 ½' to line of land now or late of Search; thence in a westerly direction along said land now or late of Search and parallel with Seventh Street, a distance of 491/2' to line of Lot No. 124; thence in a northerly direction along Lot No. 124, a distance of 82 ½' to Seventh Street; thence along Seventh Street in an easterly direction, a distance of 49 ½' to the place of beginning. Being the northerly half of Lot No. 125 of Fowler Addition to Berwick.

BEING known as 308 EAST 7TH STREET, BERWICK, PA 18603

BEING THE SAME PREMISES which Thomas S. King and Deborah K. King, husband and wife, by Deed dated and recorded September 12, 2001 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200109110 granted and conveyed unto Jason C. Shotwell, unmarried.

PARCEL ID NO. 04A09 06200000

IMPROVEMENTS: RESIDENTIAL DWELLING.

TERMS OF SALE

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

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

Plaintiff's Attorney
Gregory Javardian
1310 Industrial Blvd
Southampton, PA 18966

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

SHERIFF'S SALE

WEDNESDAY APRIL 23, 2008 AT 9:00 AM

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Plaintiff's Attorney
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Sheriff of Columbia County
Timothy T. Chamberlain
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**WRIT OF EXECUTION-(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257**

**MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. (MERS)**

**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

vs.

NO.: 2007-CV-1809

2008-ED-16

JASON C. SHOTWELL

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

Premises: 308 EAST 7TH STREET, BERWICK, PA 18603.

(See legal description attached.)

Amount Due \$72,039.90

Interest from 12/21/07 to \$ _____
Date of Sale (\$11.84 per diem)

Total \$ _____ Plus Cost \$ _____

as endorsed.

Tamara B. Kline, Prothy.
Barbara A. Schmitt, Clerk
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Dated 12-06-08
(Seal)

**Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012**

ALL THAT CERTAIN tract or parcel of real estate, lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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PARCEL ID NO. 04A09 06200000

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**IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA**

vs.

NO.: 2007-CV-1809

2008-ED-16

JASON C. SHOTWELL

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Date of Sale (\$11.84 per diem)

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as endorsed.

Tamara B. Kline, Prothy
Barbara D. Smith, Clerk
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Dated 02-26-08
(Seal)

**Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012**

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PARCEL ID NO. 04A09 06200000

IMPROVEMENTS: RESIDENTIAL DWELLING.

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. (MERS)

COURT OF COMMON PLEAS

COLUMBIA COUNTY

vs.

No.: 2007-CV-1809

JASON C. SHOTWELL

AFFIDAVIT PURSUANT TO RULE 3129.1

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 308 EAST 7TH STREET, 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 indicate)

JASON C. SHOTWELL

1333 SECOND AVENUE
BERWICK, PA 18603

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

JASON C. SHOTWELL

1333 SECOND AVENUE
BERWICK, PA 18603

3. Name and last known 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 indicate)

None.

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Plaintiff,

Thomas S. King	599 Log Cabin Road McConnellsburg, PA 17233
----------------	--

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 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 indicate)
------	---

Columbia County Domestic Relations	P.O. Box 380 Bloomsburg, PA 17815
------------------------------------	--------------------------------------

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

Dept. of Public Assistance	27 E. 7 th Street, P.O. Box 628 Bloomsburg, PA 17815-9974
----------------------------	---

PA Department of Public Welfare Bureau of Child Support Enforcement	Health and Welfare Building – Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675
--	--


7. Name and address of every other person of 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 indicate)
------	---

Tenants/Occupants	308 EAST 7TH STREET BERWICK, PA 18603
-------------------	--

ELIZABETH M. SHOTWELL F/K/A ELIZABETH M. BRUDNAK	1333 SECOND AVENUE BERWICK, PA 18603
---	---

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



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

February 1, 2008

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. (MERS)

vs.

JASON C. SHOTWELL

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COLUMBIA COUNTY

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Tenants/Occupants

308 EAST 7TH STREET
BERWICK, PA 18603

ELIZABETH M. SHOTWELL
F/K/A ELIZABETH M. BRUDNAK

1333 SECOND AVENUE
BERWICK, PA 18603

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



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

February 1, 2008

LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966
(215) 942-9690

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
(MERS)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

vs.


No.: 2007-CV-1809

JASON C. SHOTWELL

**CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY
AS TO THE SALE OF REAL ESTATE**

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- ☐ FHA
- ☐ Tenant Occupied
- ☐ Vacant
- ☐ Commercial
- ☐ As a result of Complaint in Assumpsit
- ☒ Act 91 complied with



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

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MORTGAGE ELECTRONIC
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(MERS)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

vs.

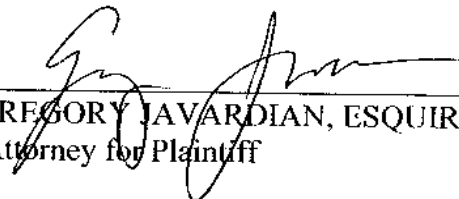
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Attorney for Plaintiff

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
(MERS)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION – LAW

Plaintiff

vs.

IN MORTGAGE FORECLOSURE

JASON C. SHOTWELL

No.: 2007-CV-1809

Defendant

AFFIDAVIT OF NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS
OF DEFENDANTS AND PLAINTIFF

COMMONWEALTH OF PENNSYLVANIA

:

:

ss

COUNTY OF BUCKS


:

The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

(a) JASON C. SHOTWELL is over 21 years of age, resides at 1333 SECOND AVENUE, BERWICK, PA 18603;

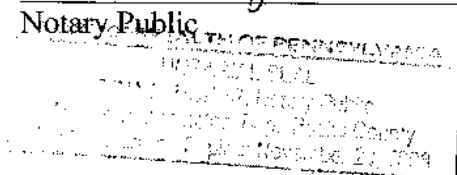
(b) Plaintiff, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), is an institution conducting business under the Laws of the Commonwealth of Pennsylvania with an address of P.O. BOX 2026, FLINT, MI 48501-2026

Deponent further avers that none of the above is within the protection of the Soldiers' and Sailors' Civil Relief Act of 1940, together with the amendments thereto.


GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

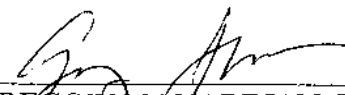
Sworn to and subscribed before me
this 4th day of February, 2008.


Notary Public



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.



GREGORY JAYARDIAN, ESQ.
ATTORNEY FOR PLAINTIFF
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966

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BEING known as 308 EAST 7TH STREET, BERWICK, PA 18603

BEING THE SAME PREMISES which Thomas S. King and Deborah K. King, husband and wife, by Deed dated and recorded September 12, 2001 in the Office of the Recorder of Deeds in and for Columbia County in Instrument Number 200109110 granted and conveyed unto Jason C. Shotwell, unmarried.

PARCEL ID NO. 04A09 06200000

IMPROVEMENTS: RESIDENTIAL DWELLING.

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IMPROVEMENTS: RESIDENTIAL DWELLING.

**SHERIFF'S RETURN OF SERVICE
COLUMBIA COUNTY**

PLAINTIFF
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. (MERS)

COURT NO.: 2007-CV-1809

DEFENDANT
JASON C. SHOTWELL

TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE AT:
1333 SECOND AVENUE
BERWICK, PA 18603

SALE DATE: _____

PLEASE SERVE DEFENDANT(S) WITH NOTICE OF SHERIFF'S SALE.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2008, at _____, o'clock __. M., at _____, Commonwealth of Pennsylvania, in the manner described below:

___ Defendant personally served.

___ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

___ Adult in charge of Defendant's residence who refused to give name or relationship.

___ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

___ Agent or person in charge of Defendant's office or usual place of business.

___ _____ an officer of said Defendant's company.

___ Other: _____.

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

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 2008, at ____ o'clock __. M., Defendant NOT FOUND because:

___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this _____ day of _____, 2008, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF
GREGORY JAVARDIAN, ESQUIRE
I.D.#55669
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690

**SHERIFF'S RETURN OF SERVICE
COLUMBIA COUNTY**

PLAINTIFF
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. (MERS)

COURT NO.: 2007-CV-1809

DEFENDANT
JASON C. SHOTWELL

TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE AT:
308 EAST 7TH STREET
BERWICK, PA 18603

SALE DATE: _____

PLEASE POST SHERIFF'S HAND BILL.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2008, at _____, o'clock __. M., at _____, Commonwealth of Pennsylvania, in the manner described below:

___ Defendant personally served.

___ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

___ Adult in charge of Defendant's residence who refused to give name or relationship.

___ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

___ Agent or person in charge of Defendant's office or usual place of business.

___ _____ an officer of said Defendant's company.

___ Other: _____.

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

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 2008, at ____ o'clock __. M., Defendant NOT FOUND because:

___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this ____ day of _____, 2008, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF
GREGORY JAVARDIAN, ESQUIRE
I.D.#55669
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690

LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966
(215) 942-9690

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. (MERS)

COURT OF COMMON PLEAS

COLUMBIA COUNTY

vs.

No.: 2007-CV-1809

JASON C. SHOTWELL

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: JASON C. SHOTWELL
1333 SECOND AVENUE
BERWICK, PA 18603**

Your house (real estate) at 308 EAST 7TH STREET, BERWICK, PA 18603, is scheduled to be sold at Sheriff's Sale on _____, 2008 at _____, in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of **\$72,039.90**, obtained by **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)**, against you.

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 the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **(215) 942-9690**.

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 more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

THE LAW OFFICES OF GREGORY JAVARDIAN
ESCROW ACCOUNT
1310 INDUSTRIAL BLVD., SUITE 101
SOUTHAMPTON, PA 18966

FIRSTTRUST
3-7380-2360

2/4/2008

PAY TO THE ORDER OF Sheriff

\$ **1,350.00

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

DOLLARS

43284

MEMO

MERS VS. SHOTWELL, J.

⑈043284⑈ ⑈23607380⑈ 70 ⑈603763⑈



MP