

SHERIFF'S SALE COST SHEET

NO. LEV 64 ED NO. 188701 VS. Any + Sel Spruce DATE/TIME OF SALE Sept

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>50.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>25.00</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>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>527.00</u>

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

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

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

MUNICIPAL FEES DUE:		
SEWER 20	\$	<u> </u>
WATER 20	\$	<u> </u>
TOTAL *****	\$	<u>0.00</u>

SURCHARGE FEE (DSTE)	\$	<u>14.00</u>
MISC. <u>P-6</u>	\$	<u>112.19</u>
TOTAL *****	\$	<u>126.19</u>

TOTAL COSTS (OPENING BID) \$ 214.19

1285.21

210

**GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000 - MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
FAX (215) 627-7734**

December 30, 2009

Columbia

Timothy T. Chamberlain
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815
FAX 570-389-5625

BOOK WRIT

RE: LNV CORPORATION
vs.
AMY R. SMITH and JOEL S. SMITH
Term No. 2009-CV-1829

Property address:

***471 Evansville Road
Berwick, PA 18603***

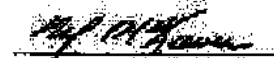
Sheriff's Sale Date: February 24, 2010

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I collected \$ 5,609.41 towards my client's debt.

Thank you for your cooperation.

Very truly yours,



MICHAEL T. MCKEEVER

MTM/jlb

cc: Kylan Carter
MGC MORTGAGE, INC.

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

LVN CORPORATION

Docket # 210ED2009

VS

MORTGAGE FORECLOSURE

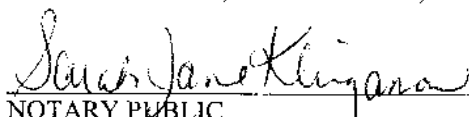
AMY R. SMITH
JOEL S. SMITH

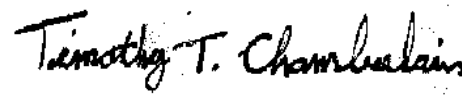
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, DECEMBER 16, 2009, AT 4:49 PM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON AMY SMITH AT 471 EVANSVILLE RD, BERWICK BY
HANDING TO AMY SMITH, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND
MADE KNOWN TO THEM THE CONTENTS THEREOF.

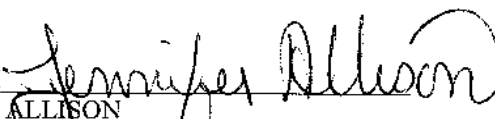
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, DECEMBER 17, 2009


NOTARY PUBLIC


X
TIMOTHY T. CHAMBERLAIN
SHERIFF

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

X 
J. ALLISON
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
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LVN CORPORATION

Docket # 210ED2009

VS

MORTGAGE FORECLOSURE

AMY R. SMITH
JOEL S. SMITH

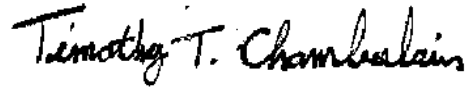
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, DECEMBER 16, 2009, AT 4:49 PM, SERVED THE WITHIN
MORTGAGE FORECLOSURE UPON JOEL SMITH AT 471 EVANSVILLE RD, BERWICK BY
HANDING TO AMY SMITH, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

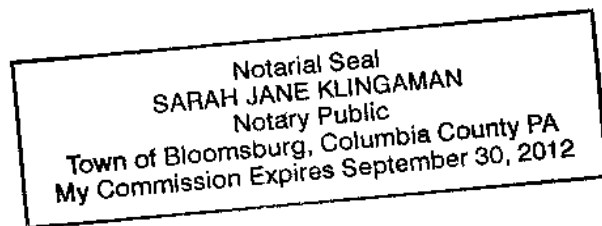
SO ANSWERS,

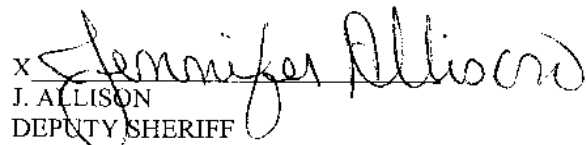
SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, DECEMBER 17, 2009


NOTARY PUBLIC



X
TIMOTHY T. CHAMBERLAIN
SHERIFF



X 
J. ALLISON
DEPUTY SHERIFF

COMPLETE THIS SECTION ON DELIVERY	
A. Signature X <i>[Signature]</i>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
B. Received by (Printed Name) <i>Noted</i>	C. Date of Delivery DEC 07 2009
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
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.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

008 1830 0002 2802 2342

Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	
1. Article Addressed to: U.S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 900 MARKET STREET-5 TH FLOOR PHILADELPHIA, PA 19107	

2. Article Number
(Transfer from service label)

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY	
A. Signature X <i>[Signature]</i>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
B. Received by (Printed Name) <i>[Signature]</i>	C. Date of Delivery DEC 07 2009
D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No <i>1150 1st Ave Ste 101 King of Prussia, PA 19406</i>	
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.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

7008 1830 0002 2802 2335

Domestic Return Receipt 102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY	
A. Signature X <i>[Signature]</i>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
B. Received by (Printed Name) <i>Lee Simmons</i>	C. Date of Delivery DEC 07 2009
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
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.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

1830 0002 2802 2502

Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	
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)

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY	
A. Signature X <i>[Signature]</i>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
B. Received by (Printed Name) <i>[Signature]</i>	C. Date of Delivery DEC 07 2009
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
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.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

7008 1830 0002 2802 2328

Domestic Return Receipt 102595-02-M-15

SENDER: COMPLETE THIS SECTION	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	
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)

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY	
A. Signature X <i>[Signature]</i>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
B. Received by (Printed Name) <i>AmAndh K. A.P.P.</i>	C. Date of Delivery DEC 07 2009
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
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.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

7008 1830 0002 2802 2359

Domestic Return Receipt 102595-02-M-15

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/3/2009

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 210ED2009

PLAINTIFF LNV CORPORATION

DEFENDANT AMY R. SMITH
JOEL S. SMITH

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED	PAPERS TO SERVED
AMY SMITH	MORTGAGE FORECLOSURE
471 EVANSVILLE RD	
BERWICK	

SERVED UPON Amy

RELATIONSHIP def IDENTIFICATION _____

DATE 12-16-09 TIME 1849 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>12-07-09</u>	<u>1000</u>	<u>DANIEL</u>	<u>L/C</u>
<u>12/16/09</u>	<u>1410</u>	<u>59011</u>	<u>N/A-LC</u>

DEPUTY J. Gibson DATE 12-16-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/3/2009

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 210ED2009

PLAINTIFF LNV CORPORATION

DEFENDANT AMY R. SMITH
JOEL S. SMITH

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

PERSON/CORP TO SERVED
JOEL SMITH
471 EVANSVILLE RD
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

- raceway
- turn left
bear (B)

SERVED UPON Amy Smith

RELATIONSHIP wife IDENTIFICATION _____

DATE 12-16-09 TIME 1649 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>12-07-09</u>	<u>1000</u>	<u>DANCETO</u>	<u>LC</u>
<u>12/16/09</u>	<u>1410</u>	<u>59811</u>	<u>NA-LC</u>

DEPUTY

[Signature] DATE 12-16-09

REAL ESTATE OUTLINE

ED # 200 91

DATE RECEIVED 2-1-10
DOCKET AND INDEX 2-1-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR <u>200.00</u>	<u>✓</u>	CK# <u>200 91</u>

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

SALE DATE	<u>Feb. 2-10</u>	TIME <u>0130</u>
POSTING DATE	<u>Jan. 17-10</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Feb. 7</u>	
	2 ND WEEK <u>10</u>	
	3 RD WEEK <u>17, 19</u>	

SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 210 OF 2009 ED AND CIVIL WRIT NO. 1829 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar at the Southwest corner of the herein described parcel: thence along lands now or formerly of Dale W. and Barbara Croop, North 12 degrees 56 minutes 53 seconds West, 315.00 feet to a rebar; thence along the South side of Lot #4 and Lot #3, West 77 degrees 13 minutes 40 seconds East, 274.03 feet to a rebar; thence along the Easterly side of Lot #3, North 00 degrees 44 minutes 35 seconds West, 145.00 feet to an iron pipe; thence along lands now or formerly of Warren R. and Grace I. Longenberger, North 85 degrees 48 minutes 48 seconds East, 194.60 feet to an iron pin pipe on the westerly right-of-way of S.R. 1017; thence along same the following 4 courses and distances; (1) South 09 degrees 46 minutes 27 seconds West, 203.73 feet, (2) South 06 degrees 02 minutes 23 seconds West, 90.70 feet, (3) South 00 degrees 10 minutes 10 seconds East, 68.90 feet, (4) South 07 degrees 23 minutes 20 seconds East, 26.11 feet to a rebar; thence along lands now or formerly of G. Gregory and Cheryl Masich, South 67 degrees 57 minutes 46 seconds West, 375.83 feet to the place of beginning.

BEING THE SAME PREMISES BY DEED FROM GEORGE A. MASICH AND CAROL M. MASICH, HIS WIFE, RECORDED 05/14/2004 INSTRUMENT #200405254 GRANTED AND CONVEYED UNTO JOEL S. SMITH AND AMY R. SMITH, HIS WIFE.

TAX PARCEL NO: 07-10-045-16

BEING KNOWN AS 471 EVANSVILLE ROAD, BERWICK PA 18603

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 in 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Michael McKeever
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:30 AM

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BEGINNING at a rebar at the Southwest corner of the herein described parcel; thence along lands now or formerly of Dale W. and Barbara Croop, North 12 degrees 56 minutes 53 seconds West, 315.00 feet to a rebar; thence along the South side of Lot #4 and Lot #3, West 77 degrees 13 minutes 40 seconds East, 274.03 feet to a rebar; thence along the Easterly side of Lot #3, North 00 degrees 44 minutes 35 seconds West, 145.00 feet to an iron pipe; thence along lands now or formerly of Warren R. and Grace I. Longenberger, North 85 degrees 48 minutes 48 seconds East, 194.60 feet to an iron pin pipe on the westerly right-of-way of S.R. 1017; thence along same the following 4 courses and distances: (1) South 09 degrees 46 minutes 27 seconds West, 203.73 feet, (2) South 06 degrees 02 minutes 23 seconds West, 90.70 feet, (3) South 00 degrees 10 minutes 10 seconds East, 68.90 feet, (4) South 07 degrees 23 minutes 20 seconds East, 26.11 feet to a rebar; thence along lands now or formerly of G. Gregory and Cheryl Masich, South 67 degrees 57 minutes 46 seconds West, 375.83 feet to the place of beginning.

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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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Michael McKeever
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 210 OF 2009 ED AND CIVIL WRIT NO. 1829 OF 2009 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:

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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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Michael McKeever
701 Market Street
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 24, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 210 OF 2009 ED AND CIVIL WRIT NO. 1829 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar at the Southwest corner of the herein described parcel; thence along lands now or formerly of Dale W. and Barbara Croop, North 12 degrees 56 minutes 53 seconds West, 315.00 feet to a rebar; thence along the South side of Lot #4 and Lot #3, West 77 degrees 13 minutes 40 seconds East, 274.03 feet to a rebar; thence along the Easterly side of Lot #3, North 00 degrees 44 minutes 35 seconds West, 145.00 feet to an iron pipe; thence along lands now or formerly of Warren R. and Grace I. Longenberger, North 85 degrees 48 minutes 48 seconds East, 194.60 feet to an iron pin pipe on the westerly right-of-way of S.R. 1017; thence along same the following 4 courses and distances: (1) South 09 degrees 46 minutes 27 seconds West, 203.73 feet, (2) South 06 degrees 02 minutes 23 seconds West, 90.70 feet, (3) South 00 degrees 10 minutes 10 seconds East, 68.90 feet, (4) South 07 degrees 23 minutes 20 seconds East, 26.11 feet to a rebar; thence along lands now or formerly of G. Gregory and Cheryl Masich, South 67 degrees 57 minutes 46 seconds West, 375.83 feet to the place of beginning.

BEING THE SAME PREMISES BY DEED FROM GEORGE A. MASICH AND CAROL M. MASICH, HIS WIFE, RECORDED 05/14/2004 INSTRUMENT #200405254 GRANTED AND CONVEYED UNTO JOEL S. SMITH AND AMY R. SMITH, HIS WIFE.

TAX PARCEL NO: 07-10-045-16

BEING KNOWN AS 471 EVANSVILLE ROAD, BERWICK PA 18603

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 in cash, certified check or cashier's check.

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Plaintiff's Attorney
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701 Market Street
Philadelphia, PA 19106

Sheriff of Columbia County
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Sheriff of Columbia County
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701 Market Street
Philadelphia, PA 19106

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

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TAX PARCEL NO: 07-10-045-16

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TERMS OF SALE

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Plaintiff's Attorney
Michael McKeever
701 Market Street
Philadelphia, PA 19106

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

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

LVN CORPORATION
7195 Dallas Parkway
Plano, TX 75024

vs.

AMY R. SMITH
JOEL S. SMITH
471 Evansville Road
Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2009-CV-1829

2009-EB-210

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:

PREMISES: 471 Evansville Road Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE

\$190,766.10

Interest From **12/03/2009**
Through Date of Sale

(Costs to be added)

Dated: 12-3-09

Tami B Kline
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy Kelley P Brewer

Notary Public for the Commonwealth of Pennsylvania
My Comm. Expires 12/31/2011

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P 3180-3183

Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

LVN CORPORATION
7195 Dallas Parkway
Plano, TX 75024

Plaintiff

vs.

AMY R. SMITH
JOEL S. SMITH
Mortgagor(s) and Record Owner(s)
471 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

2009-EN-210

No. 2009-CV-1829

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Issue Writ of Execution in the above matter:


Amount Due

\$190,766.10

Interest from

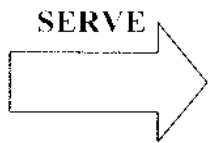
12/03/2009 to Date of
Sale at 6.90000%

(Costs to be added)


GOLDBECK McCafferty & McKEEVER
BY: Michael T. McKeever
Attorney for Plaintiff

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ LNV CORPORATION	COURT NUMBER 2009-CV-1829	
DEFENDANT/S/ AMY R. SMITH and JOEL S. SMITH	TYPE OF WRIT OR COMPLAINT EXECUTION	



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
JOEL S. SMITH

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
471 Evansville Road, Berwick, PA 18603

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

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE

SIGNATURE OF ATTORNEY

Michael T. McKeever

TELEPHONE NUMBER
(215) 627-1322

DATE
December 2, 2009

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106

GOLDBECK McCAFFERTY & McKEEVER

BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-825-6318
Attorney for Plaintiff

LNV CORPORATION
7195 Dallas Parkway
Plano, TX 75024
Plaintiff

vs.

AMY R. SMITH
JOEL S. SMITH
Mortgagor(s) and Record Owner(s)

471 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2009-CV-1829

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SMITH, JOEL S.
JOEL S. SMITH
471 Evansville Road
Berwick, PA 18603

Your house at 471 Evansville Road, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$190,766.10 obtained by LNV CORPORATION 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 LNV CORPORATION, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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.

4. 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 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 NOT 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 price by calling the Sheriff of Columbia County at 570-389-5622.

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 the Sheriff of Columbia County at 570-389-5622.

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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons 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 house 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.

NORTH PENN LEGAL SERVICES / K A SUSQUEHANNA LEGAL SERVICES

168 E. 5th Street

Bloomsburg, PA 17815

717-784-8760

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186

Harrisburg, PA 17108

800-697-7275

Resources available for Homeowners in Foreclosure

ACT NOW!

Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

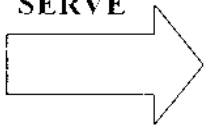
- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 83484FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ LNV CORPORATION		COURT NUMBER 2009-CV-1829
DEFENDANT/S/ AMY R. SMITH and JOEL S. SMITH		TYPE OF WRIT OR COMPLAINT EXECUTION

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
AMY R. SMITH

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
471 Evansville Road, Berwick, PA 18603

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SIGNATURE OF ATTORNEY

Michael T. McKeever

TELEPHONE NUMBER
(215) 627-1322

DATE
December 2, 2009

ADDRESS OF ATTORNEY

GOLDBECK McCafferty & McKEEVER
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Defendant(s)

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YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT 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 price by calling the Sheriff of Columbia County at 570-389-5622.

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 the Sheriff of Columbia County at 570-389-5622.

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 house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons 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 house 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.

NORTH PENN LEGAL SERVICES FKA SUSQUEHANNA LEGAL SERVICES

168 E. 5th Street

Bloomsburg, PA 17815

717-784-8760

PENNSYLVANIA BAR ASSOCIATION

P.O. Box 186

Harrisburg, PA 17108

800-692-7375

Resources available for Homeowners in Foreclosure

ACT NOW!


Even though your lender (and our client) has filed an Action of Mortgage Foreclosure against you, you still may be able to SAVE YOUR HOME FROM FORECLOSURE.

- 1). Call an attorney. For referrals to a qualified attorney call either of the following numbers: 717-784-8760 or 800-692-7375.
- 2). Call the Consumer Credit Counseling Agency at 1-800-989-2227 for free counseling.
- 3). Visit HUD'S website www.hud.gov for Help for Homeowners Facing the Loss of Their Homes.
- 4). Pennsylvania Housing Finance Agency also offers other loan programs that may assist homeowners in default. Please See the PHFA website: <http://www.phfa.org/consumers/homeowners/real.aspx>.
- 5). Call the Plaintiff (your lender) at and ask to speak to someone about Loss Mitigation or Home Retention options.
- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homeretention@goldbecklaw.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 83484FC.

Para informacion en espanol puede comunicarse con Loretta al 215-825-6344.

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ LNV CORPORATION	COURT NUMBER 2009-CV-1829	
DEFENDANT/S/ AMY R. SMITH and JOEL S. SMITH	TYPE OF WRIT OR COMPLAINT EXECUTION	

SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE AMY R. SMITH & JOEL S. SMITH
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 471 Evansville Road, Berwick, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXECUTING SERVICE: PLEASE POST HANDBILL

SIGNATURE OF ATTORNEY Michael T. McKeever	TELEPHONE NUMBER (215) 627-1322	DATE December 2, 2009
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ADDRESS OF ATTORNEY GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106

Goldbeck McCafferty & McKeever
BY: Michael T. McKeever
Attorney I.D. #56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

LVN CORPORATION
7195 Dallas Parkway
Plano, TX 75024

Plaintiff

vs.

AMY R. SMITH
JOEL S. SMITH
(Mortgagor(s) and Record Owner(s))
471 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-CV-1829

AFFIDAVIT PURSUANT TO RULE 3129

LVN CORPORATION, Plaintiff in the above action, by its attorney, Michael T. McKeever, 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:

471 Evansville Road
Berwick, PA 18603

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

AMY R. SMITH
471 Evansville Road
Berwick, PA 18603

JOEL S. SMITH
471 Evansville Road
Berwick, PA 18603

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

AMY R. SMITH
471 Evansville Road
Berwick, PA 18603

JOEL S. SMITH
471 Evansville Road
Berwick, PA 18603

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

BERWICK AREA SCHOOL DISTRICT
122 TWIN CHURCH ROAD
BERWICK, PA 18603

COLUMBIA COUNTY COURT OF COMMON PLEAS
35 W. Main St.
Bloomsburg, PA 17815

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

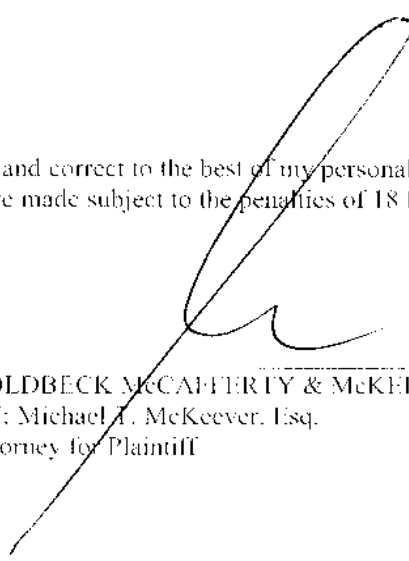
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
471 Evansville Road
Berwick, PA 18603

(attach separate sheet if more space is needed)

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

DATED: December 2, 2009



GOLDBECK, McCAFFERTY & McKEEVER
BY: Michael A. McKeever, Esq.
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
BY: Michael T. McKeever
Attorney I.D. #56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

LNV CORPORATION
7195 Dallas Parkway
Plano, TX 75024

Plaintiff

vs.

AMY R. SMITH
JOEL S. SMITH
(Mortgagor(s) and Record Owner(s))
471 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-CV-1829

AFFIDAVIT PURSUANT TO RULE 3129

LNV CORPORATION, Plaintiff in the above action, by its attorney, Michael T. McKeever, 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:

471 Evansville Road
Berwick, PA 18603

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

AMY R. SMITH
471 Evansville Road
Berwick, PA 18603

JOEL S. SMITH
471 Evansville Road
Berwick, PA 18603

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

AMY R. SMITH
471 Evansville Road
Berwick, PA 18603

JOEL S. SMITH
471 Evansville Road
Berwick, PA 18603

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

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

BERWICK AREA SCHOOL DISTRICT
122 TWIN CHURCH ROAD
BERWICK, PA 18603

COLUMBIA COUNTY COURT OF COMMON PLEAS
35 W. Main St.
Bloomsburg, PA 17815

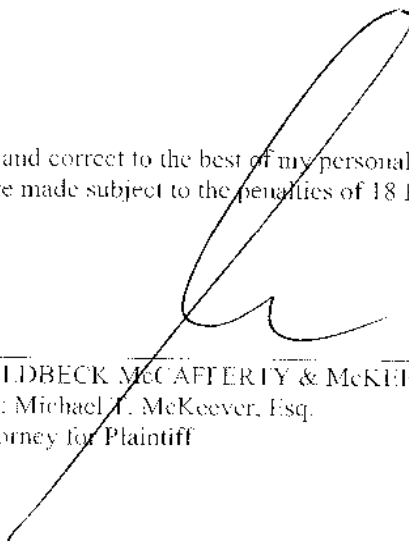
4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.
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.

TENANTS/OCCUPANTS
471 Evansville Road
Berwick, PA 18603

(attach separate sheet if more space is needed)

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

DATED: December 2, 2009



GOLDBECK, McCAFFERTY & McKEEVER
BY: Michael J. McKeever, Esq.
Attorney for Plaintiff

Michael T. McKeever
Attorney I.D. #56129
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

LVN CORPORATION
7195 Dallas Parkway
Plano, TX 75024

Plaintiff

vs.

AMY R. SMITH
JOEL S. SMITH
Mortgagor(s) and Record Owner(s)
471 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

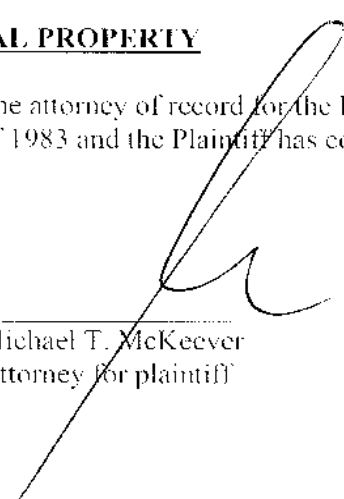
CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2009-CV-1829

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I, Michael T. McKeever, Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.



Michael T. McKeever
Attorney for plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney L.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

ENV CORPORATION
7195 Dallas Parkway
Plano, TX 75024

Plaintiff

vs.

AMY R. SMITH
JOEL S. SMITH
Mortgagor(s) and Record Owner(s)

471 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

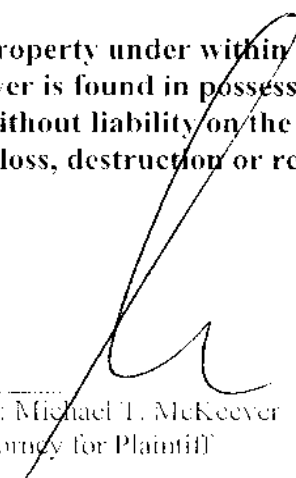
CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-CV-1829

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.


BY: Michael T. McKeever
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

INV CORPORATION
7195 Dallas Parkway
Plano, TX 75024

Plaintiff

vs.

AMY R. SMITH
JOEL S. SMITH
Mortgagor(s) and Record Owner(s)

471 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

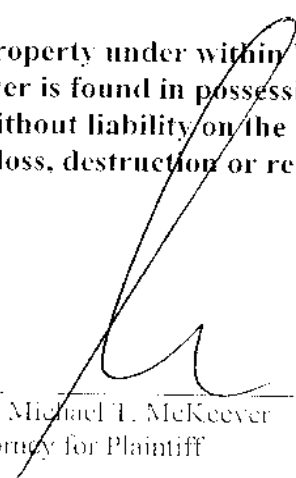
CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009 CV-1829

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.


BY: Michael T. McKeever
Attorney for Plaintiff

GOLDBECK McCAFFERTY & McKEE v. L.R.
BY: Michael T. McKeever
Attorney I.D.#56129
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

LNV CORPORATION
7195 Dallas Parkway
Plano, TX 75024

Plaintiff

vs.

AMY R. SMITH
JOEL S. SMITH
Mortgagor(s) and Record Owner(s)

471 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

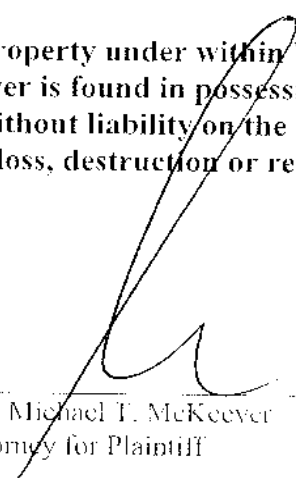
CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-CV-1829

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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.


BY: Michael T. McKeever
Attorney for Plaintiff

ALL that certain piece and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar at the Southwest corner of the herein described parcel; thence along lands now or formerly of Dale W. and Barbara Croop, North 12 degrees 56 minutes 53 seconds West, 315.00 feet to a rebar; thence along the South side of Lot #4 and Lot #3, West 77 degrees 13 minutes 40 seconds East, 274.03 feet to a rebar; thence along the Easterly side of Lot #3, North 00 degrees 44 minutes 35 seconds West, 145.00 feet to an iron pipe; thence along lands now or formerly of Warren R. and Grace I. Longenberger, North 85 degrees 48 minutes 48 seconds East, 194.60 feet to an iron pipe on the westerly right-of-way of S .R. 1017; thence along same the following 4 courses and distances; (1) South 09 degrees 46 minutes 27 seconds West, 203.73 feet, (2) South 06 degrees 02 minutes 23 seconds West, 90.70 feet, (3) South 00 degrees 10 minutes 10 seconds East, 68.90 feet. (4) South 07 degrees 32 minutes 20 seconds East, 26.11 feet to a rebar; thence along lands now or formerly of G. Gregory and Cheryl Masich, South 67 degrees 57 minutes 46 seconds West, 375.83 feet to the place of beginning.

BEING THE SAME PREMISES BY DEED FROM GEORGE A. MASICH AND CAROL M. MASICH, HIS WIFE, RECORDED 05/14/2004 INSTRUMENT # 200405254 GRANTED AND CONVEYED UNTO JOEL S. SMITH AND AMY R. SMITH, HIS WIFE.

TAX PARCEL NO: 07-10-045-16

BEING KNOWN AS 471 EVANSVILLE ROAD, BERWICK PA 18603

ALL that certain piece and parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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TAX PARCEL NO: 07-10-045-16

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TAX PARCEL NO: 07-10-045-16

BEING KNOWN AS 471 EVANSVILLE ROAD, BERWICK PA 18603

GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION
SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322

FIRSTTRUST
800.220.BANK / firsttrust.com

3-7380-2360

12/02/2009

PAY
TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

TWO THOUSAND AND XX / 100

\$**2,000.00

DOLLARS

Sheriff's Office
PO Box 380
Bloomsburg PA, 17815

MORTGAGE DISBURSEMENT ACCOUNT

MEMO

Smith

AUTHORIZED SIGNATURE

⑈ 508104⑈ ⑆ 236073801⑆ 70 1100018⑈

508104

Security Features Notice on back