

SHERIFF'S SALE COST SHEET

Mbs Finance LLC vs. Moyle
 NO. 34-09 ED NO. 20-09 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>37.04</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>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>319.04</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>765.96</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>915.96</u>	

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>—</u>	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>—</u>	

TOTAL COSTS (OPENING BID) \$ 1350.00

SD

SHAPIRO & DENARDO, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800 Fax: (610) 278-9980

GERALD M. SHAPIRO

Admitted to the Bars of Pennsylvania & Florida

DAVID S. KREISMAN

Admitted to the Bars of New York & New Jersey

CHRISTOPHER A. DENARDO

Managing Member

DANIELLE BOYLE-EBERSOLE

MICHAEL J. CLARK

HANA ZION

LESLIE RASE

Admitted to the Bars of New Jersey

Second Request

June 15, 2009

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: MTG Finance, LLC vs. Todd A. Moyle and Valerie Moyle
Docket No.: 2009-CV-20
Property Address: 97 Drinker Street, Bloomsburg, PA 17815
S&D File No.: 08-033857

Dear Columbia County Sheriff:

The Sheriff's Sale on the above referenced property was stayed on April 27, 2009. We are requesting a bill for any outstanding costs due. Please forward to us a bill for any additional monies or in the alternative, refund any monies from the deposit already with your office.

Very truly yours,

Karen Muir
Legal Assistant

SD**SHAPIRO & DENARDO, LLC**

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800; Fax: (610) 278-9980

GERALD M. SHAPIRO

Admitted in Illinois and Florida Only

DAVID S. KREISMAN

Admitted in Illinois Only

CHRISTOPHER A. DENARDO


Managing Partner

DANIELLE BOYLE-EBERSOLE +**MICHAEL J. CLARK** +**ELANA ZEON****LESLIE RASE**

+ Also Licensed in New Jersey

Second Request

June 15, 2009




Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: MTG Finance, LLC vs. Todd A. Moyle and Valerie Moyle
Docket No.: 2009-CV-20
Property Address: 97 Drinker Street, Bloomsburg, PA 17815
S&D File No.: 08-033857

Dear Columbia County Sheriff:

The Sheriff's Sale on the above referenced property was stayed on April 27, 2009. We are requesting a bill for any outstanding costs due. Please forward to us a bill for any additional monies or in the alternative, refund any monies from the deposit already with your office.

Very truly yours,



Karen Muir
Legal Assistant

SD**SHAPIRO & DENARDO, LLC**

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO

Admitted in Illinois and Florida Only

DAVID S. KREISMAN

Admitted in Illinois Only

CHRISTOPHER A. DENARDO

Managing Partner

DANIELLE BOYLE-EBERSON +**MICHAEL J. CLARK +****HANA ZION****LESLIE RASE**

+ Also Licensed in New Jersey

April 27, 2009

VIA FACSIMILE: 570-389-5625

Columbia County Sheriff

ATTN: Sheriff Chamberlain

RE: MTG Finance, LLC vs. Todd A. Moyle and Valerie Moyle
Docket No. 2009-CV-20
Our File No. 08-033857

Dear Sheriff Chamberlain:

Kindly stay Sheriff's sale currently scheduled for April 29, 2009 in the above-referenced matter. Plaintiff has realized that no monies have been reported to have been received.

Please forward to us a bill for any additional monies which may be due and owing to the Sheriff of Columbia County, or in the alternative, refund any monies from the deposit already with your office.

Very truly yours,

Lisa Kosik
Legal Assistant

SHERIFF'S SALE COST SHEET

Mtg Finance LLC vs. Todd & Explore Myle
 NO. 34-09 ED NO. 20-09 JD DATE/TIME OF SALE Apr 09 0950

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</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>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>377.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>765.96</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>990.96</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>314.99</u>	
SCHOOL DIST.	20	\$	
DELINQUENT	20	\$ <u>1238.75</u>	
TOTAL *****			\$ <u>1550.74</u>

MUNICIPAL FEES DUE:			
SEWER	20	\$ <u>735.00</u>	
WATER	20	\$	
TOTAL *****			\$ <u>735.00</u>

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC.	\$
	\$
TOTAL ***** \$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ _____

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Atty Finance LLC vs Todd & Valerie Nixie

NO. 34-09 ED NO. 20-09 JD

DATE/TIME OF SALE: Apr 29 0930

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

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 8, 15, 22, 2009 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 22nd day of April, 2009.

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires Notarial 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.

7007 3020 0001 4837 9478

(Transfer from service label)

2. Article Number

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No☐ Insured Mail ☐ C.O.D.☐ Registered ☐ Return Receipt for Merchandise☐ Certified Mail ☐ Express Mail

3. Service Type

HARRISBURG, PA 17128-1230

DEPARTMENT 281230

CLEARANCE SUPPORT SECTION

BUREAU OF COMPLIANCE

DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE

COMMONWEALTH OF PENNSYLVANIA

1. Article Addressed to:

- Complete items 1, 2, a. 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.

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

B. Received by (Printed Name)

FEB 13 2009

C. Date of Delivery

Address ☐ Agent ☐Signature ☒

PS Form 3811, February 2004

Domestic Return Receipt

102595-02

7007 3020 0001 4837 9485

(Transfer from service label)

2. Article Number

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No☐ Insured Mail ☐ C.O.D.☐ Registered ☐ Return Receipt for Merchandise☐ Certified Mail ☐ Express Mail

3. Service Type

HARRISBURG, PA 17105

PO BOX 8016

DEPARTMENT OF PUBLIC WELFARE

OFFICE OF F.A.I.R.

1. Article Addressed to:

- Complete items 1, 2, a. 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.

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

B. Received by (Printed Name)

FEB 13 2009

C. Date of Delivery

Address ☐ Agent ☐Signature ☒

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

7007 3020 0001 4837 9508

(Transfer from service label)

2. Article Number

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No☐ Insured Mail ☐ C.O.D.☐ Registered ☐ Return Receipt for Merchandise☐ Certified Mail ☐ Express Mail

3. Service Type

PHILADELPHIA, PA 19106

600 ARCH STREET ROOM 3259

WILLIAM GREEN FEDERAL BUILDING

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE SERVICE

1. Article Addressed to:

- Complete items 1, 2, a. 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.

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

B. Received by (Printed Name)

FEB 13 2009

C. Date of Delivery

Address ☐ Agent ☐Signature ☒

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

MTG FINANCE LLC

VS.

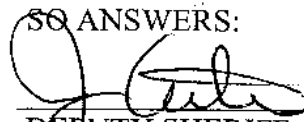
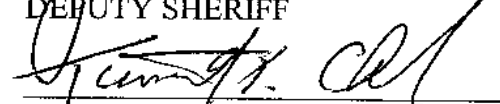
TODD & VALERIE MOYLE

WRIT OF EXECUTION #34 OF 2009 ED

POSTING OF PROPERTY

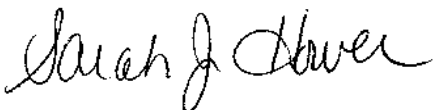
MARCH 24, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF TODD & VALERIE MOYLE AT 97 DRINKER STREET BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

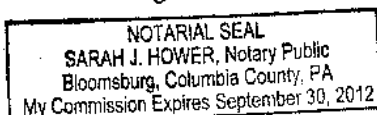
SO ANSWERS:


DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 24TH DAY OF MARCH 2009





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

MTG FINANCE, LLC

Docket # 34ED2009

VS

MORTGAGE FORECLOSURE

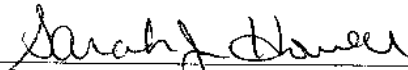
TODD A. MOYLE
VALERIE MOYLE

AFFIDAVIT OF SERVICE

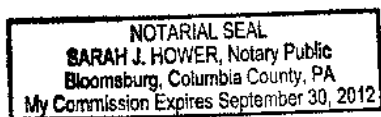
NOW, THIS 2/18/1009, AT 8:25 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON
VALERIE MOYLE AT 97 DRINKER STREET, BLOOMSBURG BY HANDING TO
VALERIE MOYLE, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE
KNOWN TO THEM THE CONTENTS THEREOF.

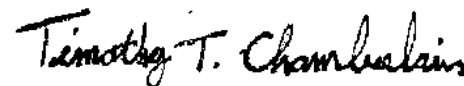
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, FEBRUARY 18, 2009



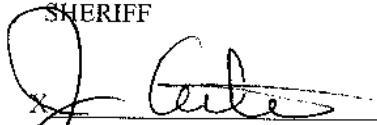
NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF



J. ARTER
DEPUTY SHERIFF

SHAPIRO AND DENARDO, LLC
3600 HORIZON DRIVE
Suite 150
KING OF PRUSSIA, PA 19406

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

MTG FINANCE, LLC

Docket # 34ED2009

VS

MORTGAGE FORECLOSURE

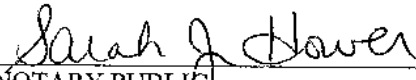
TODD A. MOYLE
VALERIE MOYLE

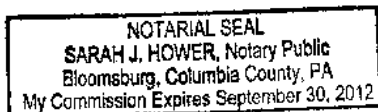
AFFIDAVIT OF SERVICE

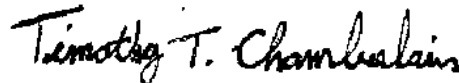
NOW, THIS 2/18/1009, AT 8:25 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON
TODD MOYLE AT 97 DRINKER STREET, BLOOMSBURG BY HANDING TO VALERIE
MOYLE, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN
TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

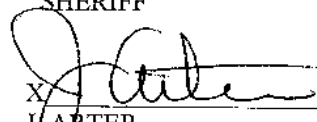
SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, FEBRUARY 18, 2009


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF


J. ARTER
DEPUTY SHERIFF

SHAPIRO AND DENARDO, LLC
3600 HORIZON DRIVE
Suite 150
KING OF PRUSSIA, PA 19406

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610)278-6800
S & D FILE NO. 08-033857

MTG Finance, LLC
PLAINTIFF

VS.

Todd A. Moyle
and
Valerie Moyle
DEFENDANT(S)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2009-CV-20

CERTIFICATION OF NOTICE TO LIENHOLDERS
PURSUANT TO PA R.C.P 3129.2 (C) (2)

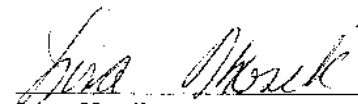
I, Lisa Kosik, Legal Assistant for Shapiro & DeNardo, LLC, attorneys for the Plaintiff, MTG Finance, LLC, hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on February 20, 2009, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

SHAPIRO & DENARDO, LLC

BY:



Lisa Kosik
Legal Assistant

08-033857

Name and Address of Sender
 Shapiro & DeNardo, LLC
 3600 Horizon Drive
 Suite 150
 King of Prussia, PA 19406 LK

Check type of mail or service:
☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

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



UNITED STATES POSTAGE
 02 1A
 004314670 FEB 20 2009
 MAILED FROM ZIP CODE 19406
\$ 02.20

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Acti if R
1. 08-033857	Tenant or Occupant 97 Drinker Street Bloomsburg, PA 17815 Columbia County Domestic Relations 15 Perry Avenue PO Box 380 Bloomsburg, PA 17815				
2.					
3.					
4.					
5.					
7.					
8.					

Total Number of Pieces Listed by Sender **2**

Total Number of Pieces Received at Post Office

Postmaster Per (Name of Receiving employee)

See Privacy Act Statement on Reverse

Delivery Confirmation
Signature Confirmation
Special Handling
Restricted Delivery
Return Receipt

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/11/2009

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 34ED2009

PLAINTIFF MTG FINANCE, LLC

DEFENDANT TODD A. MOYLE
VALERIE MOYLE

ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED	PAPERS TO SERVED
TODD MOYLE	MORTGAGE FORECLOSURE
97 DRINKER STREET	
BLOOMSBURG	

SERVED UPON VALERIE

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 2-18-9 TIME 0825 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>2-10-9</u>	<u>1100</u>	<u>2-4</u>	<u>L.C.</u>
<u>2-17-09</u>	<u>1022</u>	<u>4</u>	<u>L.C.</u>

DEPUTY J. C. Cade DATE 2-19-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/11/2009

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 34ED2009

PLAINTIFF MTG FINANCE, LLC

DEFENDANT TODD A. MOYLE
VALERIE MOYLE

ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED	PAPERS TO SERVED
VALERIE MOYLE	MORTGAGE FORECLOSURE
97 DRINKER STREET	
BLOOMSBURG	

SERVED UPON Valerie

RELATIONSHIP Dir IDENTIFICATION _____

DATE 2-18-7 TIME 6:25 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA X 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>2-12-9</u>	<u>11:20</u>	<u>J. C.</u>	<u>C.C.</u>

DEPUTY

J. C.

DATE 2-18-9

HEMLOCK TWP

Denise D Ottaviani

116 Frosty Valley Road
Bloomsburg PA 17815

HOURS, MARCH - APRIL: TUE & THUR 1PM TO 6PM

OR BY APPOINTMENT

PHONE:570-784-9310

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

MOYLE TODD A & VALERIE
97 DRINKER STREET
BLOOMSBURG PA 17815

IF YOU DESIRE A RECEIPT, SEND A SELF-ADDRESSED STAMPED ENVELOPE WITH YOUR PAYMENT
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FOR: COLUMBIA County		DATE		BILL NO.	
03/01/2009		18923			
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	25,298	6.146	152.37	155.48	171.03
SINKING		1.345	33.35	34.03	37.43
FIRE		1	24.79	25.30	27.83
TWP RE		3.75	92.97	94.87	104.36
WATER		.00021	5.20	5.31	5.84
The discount & penalty have been calculated for your convenience	PAY THIS AMOUNT		308.68	314.99	346.49
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after
REQUESTED	CNTY	TWP			
	Discount 2 %	2 %			
	Penalty 10 %	10 %			
	PARCEL: 18-01A-062-00,000				
	97 DRINKER ST				
	.1722 Acres				
	Land		2,513		
	Buildings		22,785		
	Total Assessment		25,298		
					This tax returned to courthouse on: January 1, 2010

2009
County 3 Top

Tax due

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 489-5623

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-4360

Wednesday, February 11, 2009

**DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG, PA 17815-**

**MTG FINANCE, LLC
VS
TODD A. MOYLE
VALERIE MOYLE**

DOCKET # 34ED2009

JD # 20JD2009

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/11/2009

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 34ED2009

PLAINTIFF MTG FINANCE, LLC

DEFENDANT TODD A. MOYLE
VALERIE MOYLE

ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED	PAPERS TO SERVED
DENISE OTTAVIANI-TAX COLLECTOR	MORTGAGE FORECLOSURE
116 FROSTY VALLEY ROAD	
BLOOMSBURG	

SERVED UPON Denise

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 2-12-09 TIME 1107 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

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

DEPUTY [Signature] DATE 2-12-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/11/2009

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 34ED2009

PLAINTIFF MTG FINANCE, LLC

DEFENDANT TODD A. MOYLE
VALERIE MOYLE

ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

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

SERVED UPON MAUREEN COLE

RELATIONSHIP Courtesy Service IDENTIFICATION _____

DATE 2-12-9 TIME 1055 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

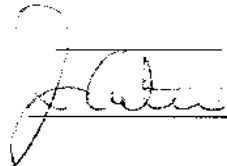
TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY



DATE 2-12-9

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:12-FEB-09

FEE:\$5.00

CERT. NO:5753

MOYLE TODD A & VALERIE
97 DRINKER STREET
BLOOMSBURG PA 17815

DISTRICT: HEMLOCK TWP
DEED 20070-8081
LOCATION: 97 DRINKER ST BLOOMSBURG
PARCEL: 18 -01A-062-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2008	PRIM	1,145.70	25.25		60.00	1,230.95
TOTAL DUE :						\$1,230.95

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: May ,2009

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2008

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
Jm.

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

Hemlock Municipal Sewer Cooperative

Fax

To: Sheriff Chamberlain

From: Garey Bittenbender

Fax:

Pages: 1

Phone:

Date: February 11, 2009

Re: MOYLE JD# 20JD2009

CC:

☐ **Urgent**

☐ **For Review**

☐ **Please Comment**

☐ **Please Reply**

☐ **Please Recycle**

◆ **Comments:**

The amount due to us at the date of the sale is \$735.00. Please call if you have any questions.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/11/2009

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 34ED2009

PLAINTIFF MTG FINANCE, LLC

DEFENDANT TODD A. MOYLE
VALERIE MOYLE

ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

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

SERVED UPON DEB MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

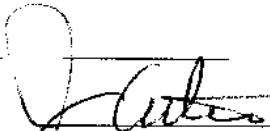
DATE 2-11-9 TIME 1625 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

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

DEPUTY  DATE 2-11-9

REAL ESTATE OUTLINE

ED # 34-09

DATE RECEIVED 2-11-09
DOCKET AND INDEX 2-11-09

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"/>
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>

CK# 322241

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

SALE DATE	<u>Apr 29, 09</u>	TIME <u>0930</u>
POSTING DATE	<u>Mar 24, 09</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>Apr 8</u>
	2 ND WEEK	<u>15</u>
	3 RD WEEK	<u>22, 09</u>

SHERIFF'S SALE

WEDNESDAY APRIL 29, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 34 OF 2009 ED AND CIVIL WRIT NO. 20 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, parcel and tract of land situate in the Township of Hemlock. Village of Fernville, County of Columbia and Commonwealth of Pennsylvania, bounded and described at follows, to wit:

BEGINNING at a fence post at the corner of Lot No. 21 and Lot No. 20 on the northern side of Drinker Street; THENCE North 36 degrees 30 minutes West 150 feet to an iron pin on the southern side of an alley; THENCE along said alley North 63 degrees 30 minutes East 50 feet to an iron pin in line of Lot No. 19; THENCE South 36 degrees 30 minutes East 150 feet to an iron pin on the northern side of said Drinker Street; THENCE along said Drinker Street South 63 degrees 30 minutes West 50 feet to a fence post, the place of BEGINNING.

BEING Lot No. 20 in the Plan of the Village of Fernville and recorded in accordance with a draft of survey prepared by James H. Patton, R.S., and dated October 30, 1974.

HAVING thereon erected a 2 story frame dwelling known as Drinker Street.

BEING THE SAME PREMISES which David L. Graham, Administrator C.T.A of the Estate of Dorothy J. Graham a/k/a Dorothy J. Walter, deceased, by Deed dated July 31, 2007 and recorded August 6, 2007 in the office for the Recorder of Deeds in and for the County of Columbia in Deed Document No. 200708081, granted and conveyed unto the Todd A. Moyle and Valerie Moyle, in fee.

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
Michael Clark
3600 Horizon Drive
King of Prussia, PA 19406

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

SHERIFF'S SALE

WEDNESDAY APRIL 29, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 34 OF 2009 ED AND CIVIL WRIT NO. 20 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, parcel and tract of land situate in the Township of Hemlock, Village of Fernville, County of Columbia and Commonwealth of Pennsylvania, bounded and described at follows, to wit:

BEGINNING at a fence post at the corner of Lot No. 21 and Lot No. 20 on the northern side of Drinker Street; THENCE North 36 degrees 30 minutes West 150 feet to an iron pin on the southern side of an alley; THENCE along said alley North 63 degrees 30 minutes East 50 feet to an iron pin in line of Lot No. 19; THENCE South 36 degrees 30 minutes East 150 feet to an iron pin on the northern side of said Drinker Street; THENCE along said Drinker Street South 63 degrees 30 minutes West 50 feet to a fence post, the place of BEGINNING.

BEING Lot No. 20 in the Plan of the Village of Fernville and recorded in accordance with a draft of survey prepared by James H. Patton, R.S., and dated October 30, 1974.

HAVING thereon erected a 2 story frame dwelling known as Drinker Street.

BEING THE SAME PREMISES which David L. Graham, Administrator C.T.A of the Estate of Dorothy J. Graham a/k/a Dorothy J. Walter, deceased, by Deed dated July 31, 2007 and recorded August 6, 2007 in the office for the Recorder of Deeds in and for the County of Columbia in Deed Document No. 200708081, granted and conveyed unto the Todd A. Moyle and Valerie Moyle, in fee.

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
Michael Clark
3600 Horizon Drive
King of Prussia, PA 19406

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

SHERIFF'S SALE

WEDNESDAY APRIL 29, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 34 OF 2009 ED AND CIVIL WRIT NO. 20 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, parcel and tract of land situate in the Township of Hemlock. Village of Fernville, County of Columbia and Commonwealth of Pennsylvania, bounded and described at follows, to wit:

BEGINNING at a fence post at the corner of Lot No. 21 and Lot No. 20 on the northern side of Drinker Street; THENCE North 36 degrees 30 minutes West 150 feet to an iron pin on the southern side of an alley; THENCE along said alley North 63 degrees 30 minutes East 50 feet to an iron pin in line of Lot No. 19; THENCE South 36 degrees 30 minutes East 150 feet to an iron pin on the northern side of said Drinker Street; THENCE along said Drinker Street South 63 degrees 30 minutes West 50 feet to a fence post, the place of BEGINNING.

BEING Lot No. 20 in the Plan of the Village of Fernville and recorded in accordance with a draft of survey prepared by James H. Patton, R.S., and dated October 30, 1974.

HAVING thereon erected a 2 story frame dwelling known as Drinker Street.

BEING THE SAME PREMISES which David L. Graham, Administrator C.T.A of the Estate of Dorothy J. Graham a/k/a Dorothy J. Walter, deceased, by Deed dated July 31, 2007 and recorded August 6, 2007 in the office for the Recorder of Deeds in and for the County of Columbia in Deed Document No. 200708081, granted and conveyed unto the Todd A. Moyle and Valerie Moyle, in fee.

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
Michael Clark
3600 Horizon Drive
King of Prussia, PA 19406

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: FAX
DATE RECEIVED 2/11/2009

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 34ED2009

PLAINTIFF MTG FINANCE, LLC

DEFENDANT TODD A. MOYLE
VALERIE MOYLE

ATTORNEY FIRM SHAPIRO AND DENARDO, LLC

PERSON/CORP TO SERVED
HEMLOCK SEWER C/O GAREY
BITTENBENDER
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON faxed

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-11-09 TIME _____ MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

TC

DATE _____

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Wednesday, February 11, 2009

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

**MTG FINANCE, LLC
VS
TODD A. MOYLE
VALERIE MOYLE**

DOCKET # 34ED2009

JD # 20JD2009

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & D FILE NO. 08-033857

MTG Finance, LLC
PLAINTIFF

vs.

Todd A. Moyle and Valerie Moyle
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2009-CV-20

2009-ED-34

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Todd A. Moyle
97 Drinker Street
Bloomsburg, PA 17815

Your house (real estate) at: 97 Drinker Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on April 29, 2009 at 9:30 am, in Columbia County Sheriff's County, 35 West Main Street, Bloomsburg, PA 17185 to enforce the court judgment of \$64,878.30 obtained by MTG Finance, LLC (the mortgagee) 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:

The sale will be cancelled if you pay back to the mortgagee the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

1. 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.
2. You may be able to stop the sale through other legal proceedings.
3. 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 of how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.

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 be recorded only if the purchaser pays the Sheriff the full amount of the bid. To find out if this has happened yet, you may call the Sheriff's Office at: (570) 389-5622.
4. If the amount due from the purchaser is not paid to the Sheriff, the sale must be rescheduled.
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, if necessary, to evict you.
6. You may be entitled to a share of the proceeds, which were paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff within thirty (30) days from the date of the sale. This schedule will state who will be receiving the 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 posting of said schedule of distribution.
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.

Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

PURSUANT TO THE FAIR DEBT COLLECTIONS PRACTICE ACT, THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock. Village of Fernville, County of Columbia and Commonwealth of Pennsylvania, bounded and described at follows, to wit:

BEGINNING at a fence post at the corner of Lot No. 21 and Lot No. 20 on the northern side of Drinker Street;

THENCE North 36 degrees 30 minutes West 150 feet to an iron pin on the southern side of an alley;

THENCE along said alley North 63 degrees 30 minutes East 50 feet to an iron pin in line of Lot No. 19;

THENCE South 36 degrees 30 minutes East 150 feet to an iron in on the northern side of said Drinker Street;

THENCE along said Drinker Street South 63 degrees 30 minutes West 50 feet to a fence post, the place of BEGINNING.

BEING Lot No. 20 in the Plan of the Village of Fernville and recorded in accordance with a draft of survey prepared by James H. Patton, R.S., and dated October 30, 1974.

HAVING thereon erected a 2 story frame dwelling known as Drinker Street.

BEING THE SAME PREMISES which David L. Graham, Administrator C.T.A. of the Estate of Dorothy J. Graham a/k/a Dorothy J. Walter, deceased, by Deed dated July 31, 2007 and recorded August 6, 2007 in the office for the Recorder of Deeds in and for the County of Columbia in Deed Document No. 200708081, granted and conveyed unto the Todd A. Moyle and Valerie Moyle, in fee.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS

MTG Finance, LLC
PLAINTIFF

No: 2009-CV-20

VS.

Todd A. Moyle and Valerie Moyle
DEFENDANT(S)

2009-ED-34
WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY:

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

97 Drinker Street, Bloomsburg, PA 17815

See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due

\$64,878.30

Interest from February 11, 2009 to

Costs to be added

Seal of Court

Tami B Kline
PROTHONOTARY

Date: 2-11-09

Kelly P Brewer
Deputy Prothonotary

SD

SHAPIRO & DENARDO, LLC

ATTORNEYS AT LAW

3600 Horizon Drive, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO

Admitted in Illinois and Florida Only

DAVID S. KREISMAN

Admitted in Illinois Only

CHRISTOPHER A. DENARDO

Managing Partner

DANIELLE BOYLE-EBERSON +

MICHAEL J. CLARK +

ILANA ZION

LESLIE RASE

¹ Also Licensed in New Jersey

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

Attn:

RE: MTG Finance, LLC vs. Todd A. Moyle and Valerie Moyle
Docket number: 2009-CV-20
Our file number: 08-033857

Sir or Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the _____ sale date. Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclose:

- _____ Sale deposit in the amount of \$;
- _____ 8 copies of the property legal description for the deed and printers;
- _____ Affidavit pursuant to Rule 3129.1 ;
- _____ Act 91 Affidavit;
- _____ Notices of Sale for each Defendant;
- _____ Request for service of the notice of sale;
- _____ Request for posting, advertising, of the notice of sale.

_____ Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lienholders prior to the sale and will file a Certification.

Thank you for your cooperation in this matter.

Very truly yours,
Crystle Langelo
Legal Assistant

SHAPIRO & DENARDO, LLC
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
Telephone: (610) 278-6800
Facsimile: (610) 278-9980

Columbia County Sheriff
35 West Main Street
Bloomsburg, PA 17815

Re: MTG Finance, LLC vs. Todd A. Moyle and Valerie Moyle
CIVIL ACTION NO. 2009-CV-20
OUR FILE NO. 08-033857

Sir/Madam:

Please serve the NOTICE OF SALE upon the following Defendants at the addresses provided:

Todd A. Moyle
97 Drinker Street
Bloomsburg, PA 17815

Valerie Moyle
97 Drinker Street
Bloomsburg, PA 17815

Upon service, please forward to this office in the enclosed self-addressed stamped envelope, a copy of your Sheriff's Return.

Your assistance in this matter is greatly appreciated.

Very truly yours,

Crystle Langelo
Legal Assistant

Enclosures

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & D FILE NO. 08-033857

MTG Finance, LLC
PLAINTIFF

vs.

Todd A. Moyle and Valerie Moyle
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2009-CV-20

2009-ED-34

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Todd A. Moyle
97 Drinker Street
Bloomsburg, PA 17815

Your house (real estate) at: 97 Drinker Street, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on _____ at _____, in Columbia County Sheriff's County, 35 West Main Street, Bloomsburg, PA 17185 to enforce the court judgment of \$64,878.30 obtained by MTG Finance, LLC (the mortgagee) 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:

The sale will be cancelled if you pay back to the mortgagee the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

1. 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.
2. You may be able to stop the sale through other legal proceedings.
3. 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 of how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.

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 be recorded only if the purchaser pays the Sheriff the full amount of the bid. To find out if this has happened yet, you may call the Sheriff's Office at: (570) 389-5622.
4. If the amount due from the purchaser is not paid to the Sheriff, the sale must be rescheduled.
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, if necessary, to evict you.
6. You may be entitled to a share of the proceeds, which were paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff within thirty (30) days from the date of the sale. This schedule will state who will be receiving the 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 posting of said schedule of distribution.
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.

Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

PURSUANT TO THE FAIR DEBT COLLECTIONS PRACTICE ACT, THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock. Village of Fernville, County of Columbia and Commonwealth of Pennsylvania, bounded and described at follows, to wit:

BEGINNING at a fence post at the corner of Lot No. 21 and Lot No. 20 on the northern side of Drinker Street;

THENCE North 36 degrees 30 minutes West 150 feet to an iron pin on the southern side of an alley;

THENCE along said alley North 63 degrees 30 minutes East 50 feet to an iron pin in line of Lot No. 19;

THENCE South 36 degrees 30 minutes East 150 feet to an iron in on the northern side of said Drinker Street;

THENCE along said Drinker Street South 63 degrees 30 minutes West 50 feet to a fence post, the place of BEGINNING.

BEING Lot No. 20 in the Plan of the Village of Fernville and recorded in accordance with a draft of survey prepared by James H. Patton, R.S., and dated October 30, 1974.

HAVING thereon erected a 2 story frame dwelling known as Drinker Street.

BEING THE SAME PREMISES which David L. Graham, Administrator C.T.A. of the Estate of Dorothy J. Graham a/k/a Dorothy J. Walter, deceased, by Deed dated July 31, 2007 and recorded August 6, 2007 in the office for the Recorder of Deeds in and for the County of Columbia in Deed Document No. 200708081, granted and conveyed unto the Todd A. Moyle and Valerie Moyle, in fee.

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, Village of Fernville, County of Columbia and Commonwealth of Pennsylvania, bounded and described at follows, to wit:

BEGINNING at a fence post at the corner of Lot No. 21 and Lot No. 20 on the northern side of Drinker Street;

THENCE North 36 degrees 30 minutes West 150 feet to an iron pin on the southern side of an alley;

THENCE along said alley North 63 degrees 30 minutes East 50 feet to an iron pin in line of Lot No. 19;

THENCE South 36 degrees 30 minutes East 150 feet to an iron in on the northern side of said Drinker Street;

THENCE along said Drinker Street South 63 degrees 30 minutes West 50 feet to a fence post, the place of BEGINNING.

BEING Lot No. 20 in the Plan of the Village of Fernville and recorded in accordance with a draft of survey prepared by James H. Patton, R.S., and dated October 30, 1974.

HAVING thereon erected a 2 story frame dwelling known as Drinker Street.

BEING THE SAME PREMISES which David L. Graham, Administrator C.T.A. of the Estate of Dorothy J. Graham a/k/a Dorothy J. Walter, deceased, by Deed dated July 31, 2007 and recorded August 6, 2007 in the office for the Recorder of Deeds in and for the County of Columbia in Deed Document No. 200708081, granted and conveyed unto the Todd A. Moyle and Valerie Moyle, in fee.

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock. Village of Fernville, County of Columbia and Commonwealth of Pennsylvania, bounded and described at follows, to wit:

BEGINNING at a fence post at the corner of Lot No. 21 and Lot No. 20 on the northern side of Drinker Street;

THENCE North 36 degrees 30 minutes West 150 feet to an iron pin on the southern side of an alley;

THENCE along said alley North 63 degrees 30 minutes East 50 feet to an iron pin in line of Lot No. 19;

THENCE South 36 degrees 30 minutes East 150 feet to an iron in on the northern side of said Drinker Street;

THENCE along said Drinker Street South 63 degrees 30 minutes West 50 feet to a fence post, the place of BEGINNING.

BEING Lot No. 20 in the Plan of the Village of Fernville and recorded in accordance with a draft of survey prepared by James H. Patton, R.S., and dated October 30, 1974.

HAVING thereon erected a 2 story frame dwelling known as Drinker Street.

BEING THE SAME PREMISES which David L. Graham, Administrator C.T.A. of the Estate of Dorothy J. Graham a/k/a Dorothy J. Walter, deceased, by Decd dated July 31, 2007 and recorded August 6, 2007 in the office for the Recorder of Deeds in and for the County of Columbia in Deed Document No. 200708081, granted and conveyed unto the Todd A. Moyle and Valerie Moyle, in fee.

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, Village of Fernville, County of Columbia and Commonwealth of Pennsylvania, bounded and described at follows, to wit:

BEGINNING at a fence post at the corner of Lot No. 21 and Lot No. 20 on the northern side of Drinker Street;

THENCE North 36 degrees 30 minutes West 150 feet to an iron pin on the southern side of an alley;

THENCE along said alley North 63 degrees 30 minutes East 50 feet to an iron pin in line of Lot No. 19;

THENCE South 36 degrees 30 minutes East 150 feet to an iron in on the northern side of said Drinker Street;

THENCE along said Drinker Street South 63 degrees 30 minutes West 50 feet to a fence post, the place of BEGINNING.

BEING Lot No. 20 in the Plan of the Village of Fernville and recorded in accordance with a draft of survey prepared by James H. Patton, R.S., and dated October 30, 1974.

HAVING thereon erected a 2 story frame dwelling known as Drinker Street.

BEING THE SAME PREMISES which David L. Graham, Administrator C.T.A. of the Estate of Dorothy J. Graham a/k/a Dorothy J. Walter, deceased, by Deed dated July 31, 2007 and recorded August 6, 2007 in the office for the Recorder of Deeds in and for the County of Columbia in Deed Document No. 200708081, granted and conveyed unto the Todd A. Moyle and Valerie Moyle, in fee.

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, Village of Fernville, County of Columbia and Commonwealth of Pennsylvania, bounded and described at follows, to wit:

BEGINNING at a fence post at the corner of Lot No. 21 and Lot No. 20 on the northern side of Drinker Street;

THENCE North 36 degrees 30 minutes West 150 feet to an iron pin on the southern side of an alley;

THENCE along said alley North 63 degrees 30 minutes East 50 feet to an iron pin in line of Lot No. 19;

THENCE South 36 degrees 30 minutes East 150 feet to an iron in on the northern side of said Drinker Street;

THENCE along said Drinker Street South 63 degrees 30 minutes West 50 feet to a fence post, the place of BEGINNING.

BEING Lot No. 20 in the Plan of the Village of Fernville and recorded in accordance with a draft of survey prepared by James H. Patton, R.S., and dated October 30, 1974.

HAVING thereon erected a 2 story frame dwelling known as Drinker Street.

BEING THE SAME PREMISES which David L. Graham, Administrator C.T.A. of the Estate of Dorothy J. Graham a/k/a Dorothy J. Walter, deceased, by Deed dated July 31, 2007 and recorded August 6, 2007 in the office for the Recorder of Deeds in and for the County of Columbia in Deed Document No. 200708081, granted and conveyed unto the Todd A. Moyle and Valerie Moyle, in fee.

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Hemlock, Village of Fernville, County of Columbia and Commonwealth of Pennsylvania, bounded and described at follows, to wit:

BEGINNING at a fence post at the corner of Lot No. 21 and Lot No. 20 on the northern side of Drinker Street;

THENCE North 36 degrees 30 minutes West 150 feet to an iron pin on the southern side of an alley;

THENCE along said alley North 63 degrees 30 minutes East 50 feet to an iron pin in line of Lot No. 19;

THENCE South 36 degrees 30 minutes East 150 feet to an iron in on the northern side of said Drinker Street;

THENCE along said Drinker Street South 63 degrees 30 minutes West 50 feet to a fence post, the place of BEGINNING.

BEING Lot No. 20 in the Plan of the Village of Fernville and recorded in accordance with a draft of survey prepared by James H. Patton, R.S., and dated October 30, 1974.

HAVING thereon erected a 2 story frame dwelling known as Drinker Street.

BEING THE SAME PREMISES which David L. Graham, Administrator C.T.A. of the Estate of Dorothy J. Graham a/k/a Dorothy J. Walter, deceased, by Deed dated July 31, 2007 and recorded August 6, 2007 in the office for the Recorder of Deeds in and for the County of Columbia in Deed Document No. 200708081, granted and conveyed unto the Todd A. Moyle and Valerie Moyle, in fee.

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & D FILE NO. 08-033857

MTG Finance, LLC
PLAINTIFF

vs.

Todd A. Moyle and Valerie Moyle
DEFENDANT(S)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2009-CV-20

CERTIFICATION OF ADDRESS

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

MTG Finance, LLC
c/o Ocwen Federal Bank FSB
1675 Palm Beach Blvd.
West Palm Beach, FL 33401

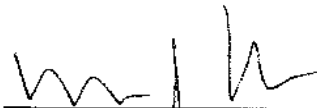
and that the last known address(es) of the judgment debtor (Defendant(s)) is:

Todd A. Moyle
97 Drinker Street
Bloomsburg, PA 17815

Valerie Moyle
97 Drinker Street
Bloomsburg, PA 17815

SHAPIRO & DENARDO, LLC

BY:



Michael J. Clark, Esquire
Attorney for Plaintiff

08-033857

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & D FILE NO. 08-033857

MTG Finance, LLC
PLAINTIFF

vs.

Todd A. Moyle

and

Valerie Moyle

DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2009-CV-20

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:

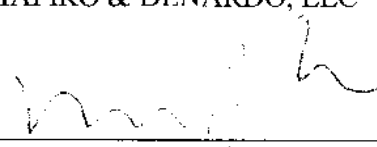
☐ FHA - Tenant Occupied or Vacant
☐ Commercial
☐ As a result of a Complaint in Assumpsit
That the Plaintiff has complied in all respects with Section 403 of the Mortgage
☒ Assistance Act including but not limited to:

- (a) Service of notice on Defendant(s)
- (b) Expiration of 30 days since the service of notice
- (c) Defendant(s) failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendant(s) failure to file application with Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statement given herein.

SHAPIRO & DENARDO, LLC

BY:


Michael J. Clark, Esquire
PA Bar # 202929

SHAPIRO & DENARDO, LLC
BY: DANIELLE BOYLE-EBERSOLE, ESQ.
MICHAEL CLARK, ESQ.
CHRISTOPHER A. DENARDO, ESQ.
AND ILANA ZION, ESQ.
ATTORNEY I.D. NOS. 81747, 202929, 78447 & 87137
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 08-033857

MTG Finance, LLC
PLAINTIFF
VS.
Todd A. Moyle
97 Drinker Street
Bloomsburg, PA 17815
Valerie Moyle
97 Drinker Street
Bloomsburg, PA 17815
DEFENDANT(S)
STATE OF: Florida

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2009-CV-20

COUNTY OF: Orange

AFFIDAVIT OF NON-MILITARY SERVICE

THE UNDERSIGNED being duly sworn, states that he/she is over the age of eighteen years and competent to make this affidavit and the following averments are based upon investigations made and records maintained either as Plaintiff or servicing agent of the Plaintiff and that the above-captioned Defendants' last known address is as set forth in the caption and they are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.

Ocwen Loan Servicing, LLC on behalf of MTG Finance, LLC

By:

Jessica Dybas
NAME: Jessica Dybas
TITLE: Default Servicing Liaison

Sworn to and subscribed before me this 8th day of December 2008

Heather A. Snider Notary
Public

08-033857



Mr. J. H.

Michael J. Clark, Esquire, Attorney for Plaintiff

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & D FILE NO. 08-033857

MTG Finance, LLC
PLAINTIFF

vs.

Todd A. Moyle and Valerie Moyle
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2009-CV-20

2009-ED-34

AFFIDAVIT PURSUANT TO RULE 3129.1

MTG Finance, LLC, 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 97 Drinker Street, Bloomsburg, PA 17815.

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

Todd A. Moyle
97 Drinker Street
Bloomsburg, PA 17815

Valerie Moyle
97 Drinker Street
Bloomsburg, PA 17815

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

Todd A. Moyle
97 Drinker Street
Bloomsburg, PA 17815

Valerie Moyle
97 Drinker Street
Bloomsburg, PA 17815

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

MTG Finance, LLC
c/o Ocwen Federal Bank FSB
1675 Palm Beach Blvd.
West Palm Beach, FL 33401

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

MTG Finance, LLC
c/o Ocwen Federal Bank FSB
1675 Palm Beach Blvd.
West Palm Beach, FL 33401

5. Name and address of every other person who has any record lien on the property:

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:

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

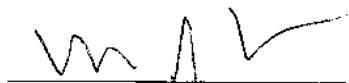
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

TENANT OR OCCUPANT
97 Drinker Street
Bloomsburg, PA 17815

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.

SHAPIRO & DENARDO, LLC

BY:



Michael J. Clark, Esquire

08-033857

SHAPIRO & DENARDO, LLC
BY: DANIELLE BOYLE-EBERSOLE, ESQ.
MICHAEL CLARK, ESQ.
CHRISTOPHER A. DENARDO, ESQ.
AND ILANA ZION, ESQ.
ATTORNEY I.D. NOS. 81747, 202929, 78447 & 87137
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & K FILE NO. 08-033857

MTG Finance, LLC

PLAINTIFF

VS.

Todd A. Moyle

97 Drinker Street

Bloomsburg, PA 17815

Valerie Moyle

97 Drinker Street

Bloomsburg, PA 17815

DEFENDANT(S)

STATE OF: Florida

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2009-CV-20

2009-ED 34

COUNTY OF: Orange

AFFIDAVIT OF NON-MILITARY SERVICE

THE UNDERSIGNED being duly sworn, states that he/she is over the age of eighteen years and competent to make this affidavit and the following averments are based upon investigations made and records maintained either as Plaintiff or servicing agent of the Plaintiff and that the above-captioned Defendants' last known address is as set forth in the caption and they are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.

Ocwen Loan Servicing, LLC on behalf of MTG Finance, LLC

By:

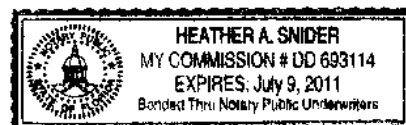
Jessica Dybas
NAME: Jessica Dybas

Default Servicing Liaison
TITLE: Default Servicing Liaison

Sworn to and subscribed before me this 8th day of December 2008

Heather A. Snider Notary
Public

08-033857



SHAPIRO & DeNARDO, LLC
BY: ILANA ZION, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 87137
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & D FILE NO. 08-033857

MTG Finance, LLC
PLAINTIFF

VS.

Todd A. Moyle and Valerie Moyle
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2009-CV-20

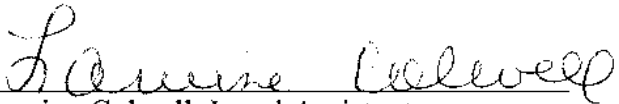
2009-ED-34

CERTIFICATION OF MAILING NOTICE UNDER RULE 237.1

The undersigned hereby certifies that a Written Notice of Intention to File a Praecipe for the Entry of Default Judgment was mailed to the defendant (s) and to his, her, their attorney of record, if any, after the default occurred and at least (10) days prior to the date of the filing of the Praecipe. Said Notice was sent on the date set forth in the copy of said Notice attached hereto, January 29, 2009 to the following Defendants:

Todd A. Moyle
97 Drinker Street
Bloomsburg, PA 17815

Valerie Moyle
97 Drinker Street
Bloomsburg, PA 17815


Laraine Colwell, Legal Assistant
to Ilana Zion, Esquire for
Shapiro & DeNardo, LLC

SHAPIRO & DeNARDO, LLC
BY: ILANA ZION, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 87137
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & D FILE NO. 08-033857

MTG Finance, LLC
PLAINTIFF

VS.

Todd A. Moyle
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2009-CV-20

2009-ED-34

NOTICE OF INTENTION TO TAKE DEFAULT
UNDER Pa.R.C.P. 237.1
IMPORTANT NOTICE

TO: Todd A. Moyle

DATE OF NOTICE: January 29, 2009

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a Judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED
THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

NOTIFICACION IMPORTANTE

Usted se encuentra en estado de rebeldía por no haber tomado la acción requerida de su parte en este caso. Al no tomar la acción debida dentro de un término de diez (10) días de la fecha de esta notificación, el tribunal podrá, sin necesidad de comparecer usted en corte o escuchar prueba alguna, dictar sentencia en su contra. Usted puede perder bienes y otros derechos importantes. Debe llevar esta notificación a un abogado inmediatamente. Si usted no tiene abogado o si no tiene dinero suficiente para tal servicio, vaya en persona o llame por teléfono a la oficina cuya dirección se encuentra escrita abajo para averiguar donde se puede conseguir asistencia legal:


Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

PERSONS TO WHOM RULE 237.1 NOTICE SENT TO:

Todd A. Moyle
97 Drinker Street
Bloomsburg, PA 17815

Valerie Moyle
97 Drinker Street
Bloomsburg, PA 17815


Ilana Zion, Esquire
Shapiro & DeNardo, LLC
Attorney for Plaintiff

SHAPIRO & DeNARDO, LLC
BY: ILANA ZION, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 87137
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & D FILE NO. 08-033857

MTG Finance, LLC
PLAINTIFF

VS.

Todd A. Moyle and Valerie Moyle
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2009-CV-20

2009-ED-34

NOTICE OF INTENTION TO TAKE DEFAULT
UNDER Pa.R.C.P. 237.1
IMPORTANT NOTICE

TO: Valerie Moyle

DATE OF NOTICE: January 29, 2009

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a Judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED
THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

NOTIFICACION IMPORTANTE

Usted se encuentra en estado de rebeldia por no haber tomado la accion requerida de su parte en este caso. Al no tomar la accion debida dentro de un termino de diez (10) dias de la fecha de esta notificacion, el tribuna podra, sin necesidad de compararecer usted in corte o escuchar prueba alguna, dictar sentencia en su contra. Usted puede perder bienes y otros derechos importantes. Debe llevar esta notificacion a un abogado inmediatamente. Si usted no tiene abogado o si no tiene dinero suficiente para tal servicio, vaya en persona o llame por telefono a la oficina cuya direccion se encuentra escrita abajo para averiguar donde se puede conseguir assitencia legal:


Columbia County Lawyer Referral Service
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

PERSONS TO WHOM RULE 237.1 NOTICE SENT TO:

Todd A. Moyle
97 Drinker Street
Bloomsburg, PA 17815

Valerie Moyle
97 Drinker Street
Bloomsburg, PA 17815


Ilana Zion, Esquire
Shapiro & DeNardo, LLC
Attorney for Plaintiff

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & D FILE NO. 08-033857

MTG Finance, LLC
PLAINTIFF

vs.

Todd A. Moyle and Valerie Moyle
DEFENDANT(S)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2009-CV-20

2009-ED 34

CERTIFICATE OF SERVICE

I, Michael J. Clark, Esquire, Attorney for the Plaintiff, hereby certify that I have served
by first class mail, postage prepaid, true and correct copies of the attached papers upon the
following person(s) or their attorney of record:

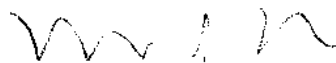
Todd A. Moyle
97 Drinker Street
Bloomsburg, PA 17815

Valerie Moyle
97 Drinker Street
Bloomsburg, PA 17815

Date mailed: 2/10/09

SHAPIRO & DENARDO, LLC

BY:



Michael J. Clark, Esquire
Attorney for Plaintiff

08-033857

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & D FILE NO. 08-033857

MTG Finance, LLC
PLAINTIFF

vs.

Todd A. Moyle and Valerie Moyle
DEFENDANT(S)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2009-CV-20

2009-ED-34

CERTIFICATION OF ADDRESS

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:

MTG Finance, LLC
c/o Ocwen Federal Bank FSB
1675 Palm Beach Blvd.
West Palm Beach, FL 33401

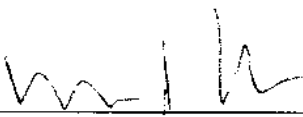
and that the last known address(es) of the judgment debtor (Defendant(s)) is:

Todd A. Moyle
97 Drinker Street
Bloomsburg, PA 17815

Valerie Moyle
97 Drinker Street
Bloomsburg, PA 17815

SHAPIRO & DENARDO, LLC

BY:



Michael J. Clark, Esquire
Attorney for Plaintiff

08-033857

OFFICE OF THE PROTHONOTARY
COURT OF COMMON PLEAS Columbia County Clerk
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

Tami B. Kline
Prothonotary

TO: Todd A. Moyle
97 Drinker Street
Bloomsburg, PA 17815

MTG Finance, LLC
PLAINTIFF

vs.

Todd A. Moyle
and
Valerie Moyle
DEFENDANT(S)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2009-CV-20

2009-ED-34

NOTICE

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding as indicated below.

Tami B. Kline
Prothonotary

☒ Judgment by Default

☐ Judgment for Possession

☐ Judgment on Award of Arbitration

☐ Judgment on Verdict

☐ Judgment on Court Findings

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL:
ATTORNEY MICHAEL J. CLARK, ESQUIRE AT (610) 278-6800.

OFFICE OF THE PROTHONOTARY
COURT OF COMMON PLEAS Columbia County Clerk
35 West Main Street
P.O. Box 380
Bloomsburg, PA 17815

Tami B. Kline
Prothonotary

TO: Valerie Moyle
97 Drinker Street
Bloomsburg, PA 17815

MTG Finance, LLC
PLAINTIFF

vs.

Todd A. Moyle
and
Valerie Moyle
DEFENDANT(S)

COURT OF COMMON PLEAS
CIVIL DIVISION
COLUMBIA COUNTY

NO:2009-CV-20

2009-ED-34

NOTICE

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding as indicated below.

Tami B. Kline
Prothonotary

- ☒ Judgment by Default
- ☐ Judgment for Possession
- ☐ Judgment on Award of Arbitration
- ☐ Judgment on Verdict
- ☐ Judgment on Court Findings

IF YOU HAVE ANY QUESTIONS CONCERNING THIS NOTICE, PLEASE CALL:
ATTORNEY MICHAEL J. CLARK, ESQUIRE AT (610) 278-6800.

SHAPIRO & DeNARDO, LLC
BY: MICHAEL J. CLARK, ESQUIRE
ATTORNEY I.D. NO: PA Bar # 202929
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S & D FILE NO. 08-033857

MTG Finance, LLC
PLAINTIFF

vs.

Todd A. Moyle and Valerie Moyle
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

NO: 2009-CV-20

2009-

AFFIDAVIT PURSUANT TO RULE 3129.1

MTG Finance, LLC, 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 97 Drinker Street, Bloomsburg, PA 17815.

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

Todd A. Moyle
97 Drinker Street
Bloomsburg, PA 17815

Valerie Moyle
97 Drinker Street
Bloomsburg, PA 17815

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

Todd A. Moyle
97 Drinker Street
Bloomsburg, PA 17815

Valerie Moyle
97 Drinker Street
Bloomsburg, PA 17815

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

MTG Finance, LLC
c/o Ocwen Federal Bank FSB
1675 Palm Beach Blvd.
West Palm Beach, FL 33401

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

MTG Finance, LLC
c/o Ocwen Federal Bank FSB
1675 Palm Beach Blvd.
West Palm Beach, FL 33401

5. Name and address of every other person who has any record lien on the property:

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:

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


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:

TENANT OR OCCUPANT
97 Drinker Street
Bloomsburg, PA 17815

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.

SHAPIRO & DENARDO, LLC

BY:



Michael J. Clark, Esquire

08-033857

Shapiro & DeNardo, LLC
General Business Account
3600 Horizon Drive, Suite 150
King Of Prussia, PA 19406
(610) 278-6800

Bank of America, N. A.

322244

2-50/710

DATE	2/9/2009
AMOUNT	***1,350.00

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

TO THE SHERIFF OF COLUMBIA COUNTY
ORDER P.O. BOX 380
OF BLOOMSBURG, PA 17815

VOID AFTER 90 DAYS

08-033857, MOYLE, TODD

⑈ 3 2 2 2 4 4 ⑈ ⑆ 0 7 1 0 0 0 5 0 5 ⑆ 5 2 0 1 1 4 7 4 1 9 ⑈