

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

FACSIMILE TRANSMITTAL SHEET

TO: Mr. Green FROM: Chamberlain  
COMPANY: \_\_\_\_\_ DATE: Aug. 5, 2009  
FAX NUMBER: \_\_\_\_\_ TOTAL NO. OF PAGES INCLUDING COVER: 2  
PHONE NUMBER: \_\_\_\_\_ SENDER'S REFERENCE NUMBER: \_\_\_\_\_  
RE: \_\_\_\_\_ YOUR REFERENCE NUMBER: \_\_\_\_\_

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

S0.00

Date	Check #	Vendor/Payee	Category	Received	Disbursed
4/3/2009	10143	SOMACH AND WESTER	Attorney Deposit	\$1,350.00	\$0.00
5/27/2009	CASH	KEVIN KESTER	Deposit At Sale (Succ. B	\$14,200.00	\$0.00
7/13/2009	2612	HARDING & HILL	Balance On Sale	\$127,812.91	\$0.00
7/21/2009	4430	BEVERLY J. MICHAEL - REGISTER/ RE	Unspecified	\$0.00	\$41.50
7/21/2009	4431	BEVERLY J. MICHAEL - REGISTER/ RE	Unspecified	\$0.00	\$2,031.45
7/21/2009	4431V	Voided On 7/22/2009 Reason: INCORREC	Unspecified	\$0.00	(\$2,031.45)
7/21/2009	4432	BEVERLY J. MICHAEL - REGISTER/ RE	Unspecified	\$0.00	\$2,031.45
7/21/2009	4432V	Voided On 7/22/2009 Reason: INCORREC	Unspecified	\$0.00	(\$2,031.45)
7/21/2009	4429	TAMI B. KLINE - PROTHONOTARY	Unspecified	\$0.00	\$10.00
7/22/2009	4433	BEVERLY J. MICHAEL - REGISTER/ RE	Unspecified	\$0.00	\$1,993.63
7/22/2009	4434	BEVERLY J. MICHAEL - REGISTER/ RE	Unspecified	\$0.00	\$1,993.63
7/22/2009	4435	KEVIN & TERRAH KESTER	Unspecified	\$0.00	\$75.64
8/11/2009	4440	HARDING & HILL, LLP	Unspecified	\$0.00	\$325.00
8/11/2009	4439	PRESS ENTERPRISE, INC.	Unspecified	\$0.00	\$875.52
8/11/2009	4445	MARY F. WARD	Unspecified	\$0.00	\$869.48
8/11/2009	4445V	Voided On 8/13/2009 Reason: WRONG A	Unspecified	\$0.00	(\$869.48)
8/11/2009	4446	COLUMBIA COUNTY TAX CLAIM	Unspecified	\$0.00	\$5.00
8/11/2009	4459	JMC REAL ESTATE, INC.	Unspecified	\$0.00	\$133,680.01
8/11/2009	4438	ASP PLATFORM SERVICES	Unspecified	\$0.00	\$150.00
8/13/2009	4467	JMC REAL ESTATE, INC.	Unspecified	\$0.00	\$869.48
8/14/2009	4468	2504334214	Unspecified	\$0.00	\$3,343.50
Summary for Docket# = 75ED2009 (21 detail records)					
Totals				\$143,362.91	\$143,362.91

# SHERIFF'S SALE

## Distribution Sheet

JMC Real Estate Inc., Assignee of  
 National Penn Bank,  
 NO. 129-2009 JD  
 NO. 75-2009 ED

vs. Russell W. Lewis and United States of America

DATE OF SALE: May 27, 2009

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) May 27, 2009 and (time) 9:30 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Kevin & Terrah Keck-Kester for the price or sum of \$142,012.91 (One Hundred Forty Two Thousand Twelve and 91/100) Dollars. Kevin & Terrah Keck-Kester being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$	<u>\$135,000.00</u>	
Poundage .....		<u>\$2,700.00</u>	
Transfer Taxes .....		<u>\$4,062.90</u>	
Total Needed to Purchase <small>lien search cert.</small> .....	\$		<u>142,012.91</u>
Amount Paid Down .....			<u>14,200.00</u>
Balance Needed to Purchase .....			<u>127,812.91</u>

### EXPENSES:

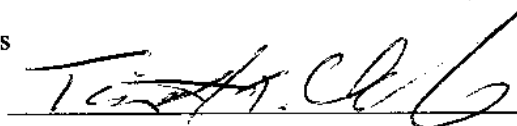
Columbia County Sheriff - Costs .....	\$	<u>\$468.50</u>	
Poundage .....		<u>\$2,700.00</u>	<u>\$ 3,168.50</u>
Newspaper .....			<u>875.52</u>
Printing .....			<u>-0-</u>
Solicitor .....			<u>75.00</u>
Columbia County Prothonotary .....			<u>10.00</u>
Columbia County Recorder of Deeds -			<u>41.50</u>
Deed copy work			<u>2,031.45</u>
Realty transfer taxes			<u>2,031.45</u>
State stamps			<u>869.48</u>
Tax Collector ( ) .....			<u>5.00</u>
Columbia County Tax Assessment Office .....			<u>160.00</u>
State Treasurer .....			<u>150.00</u>
Other: .....			<u>250.00</u>
			<u>15.00</u>
TOTAL EXPENSES:	\$		<u>9,682.90</u>

Total Needed to Purchase	\$	<u>142,012.91</u>
Less Expenses		<u>9,682.90</u>
Net to First Lien Holder		<u>132,330.01</u>
Plus Deposit		<u>1,350.00</u>
Total to First Lien Holder	\$	<u>133,680.01</u>

Sheriff's Office, Bloomsburg, Pa.

So answers

July 6, 2009



Sheriff

2612

PA IOLTA BOARD  
HARDING & HILL LLP

38 W THIRD STREET PH. 570-784-6770  
BLOOMSBURG, PA 17815

60-593/3:3

DATE July 22, 2009

PAY  
TO THE  
ORDER OF

Columbia County Sheriff

\$ 127,812.91

One Hundred Twenty-Seven Thousand Eight Hundred Twelve and 91/100 DOLLARS



FOR 236 West 3rd Street, Bloomsburg

⑈002612⑈ ⑆031305936⑆ 3000070754⑈

*RECORD OWNER AND  
LIEN CERTIFICATE*

Commonwealth Land Title Insurance Company

Premier Real Estate Settlement Services, Inc.

Elwood R. Harding, Jr., Agent

No. 2009- 011

ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN  
CERTIFICATE NO. 2009 – 011

\*\*\*\*\*

Subject to the encumbrance and claims as follows:

TAXES: Account No 05W-04-255-01                      Collected By Sheriff  
54028 Assessment

Lienable Water and Sewer Rents and/or charges by Municipalities – None Unpaid  
Mechanics and Municipal Claims – None

Mortgages: 1) Russell W. Lewis and Maria Lewis to First Federal Bank  
9-24-1994  
RB 573, pg 413  
Assigned to JMC Real Estate Inc.

2) Russell W. Lewis & maria Lewis to First Federal Bank  
8-26-2003  
Instr. # 200311137  
Assigned to JMC Real Estate, Inc.

Complaint in Mortgage Foreclosure filed on January 27, 2009, to # 129 -CV-2009

Defendant served by certified mail on 2/2/09

Judgment in Mortgage Foreclosure filed 3/5/09

Writ of Execution # 75 ED- 2009 filed 4/7/09 served on Russell W. Lewis by Columbia  
County Sheriff on April 24, 2009

Judgments – 1) Citibank South Dakota - # 1565- 2007	Served by certified mail 4/13/09
2) M & T Mortgage - # 1471- 2006	Served by certified mail 4/13/09
3) Advanceme, Inc. - # 787- 2007	Served by certified mail 4/13/09
4) PA Dept of Revenue - # 1995- 2007	Served by certified mail 4/10/09
# 1996- 2007	
# 30 - 2008	
# 32 - 2008	
# 68 - 2008	
# 70 - 2008	
# 544 - 2008	
5) USA- #2146 - 2008	Served by certified mail 4/13/09
# 181 - 2009	

Bankruptcies: None of record in Columbia County

**Exceptions:** US Treasury has right of redemption  
USA filed second lien prior to issuance of writ of execution

**NOTE:** The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or removal of items and exceptions will not be made on this Certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Record Owner and Lien Certificate

Order No. 2009 – 011

Effective Date: May 27, 2009

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as a abstractor for its negligence, mistakes or omissions in a sum not exceeding Two Thousand Dollars unless otherwise endorsed hereon.

.....

Legal Description – See attached Exhibit A

Record Owner: Russell W. Lewis, widower

Title to the said premises is vested in Russell W. Lewis and Maria Lewis, husband and wife by deed from M. Elizabeth Rarig, widow, dated November 3, 1993 and recorded November 4, 1993 in Columbia County record Book 551, page 766.

## EXHIBIT A

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin at the Southwest corner of the intersection of West Third Street and Oyer Avenue; thence along the westerly side of Oyer Avenue, South twenty-five degrees thirty-six minutes East (S. 25° 36' E.) one hundred twenty-five and eight-tenths (125.8) feet to an iron pin in line of land now or formerly of Emily Bromley; thence south sixty-five degrees thirty minutes West (S. 65° 30' W.) along lands now or formerly of Emily Bromley and land now or formerly of Grace Thomas, one hundred two and nine-tenths feet (102.9') to an iron pin in line of lands now or formerly of Clint Hummel and Irene Hummel, his wife; thence North twenty-five degrees thirty-six minutes West (N. 25° 36' W.) along lands now or formerly of the said Clint Hummel, et ux., lands now or formerly of J. Claire Patterson and lands now or formerly of Laura Clay, one hundred twenty-four and eight-tenths (124.8) feet to an iron pin on the southerly side of West Third Street; thence along the southerly side of West Third Street, North sixty-four degrees fifty-six minutes East (N. 64° 56' E) one hundred two and nine-tenths feet (102.9') to an iron pin, the place of BEGINNING.

ON WHICH is erected a brick dwelling and being designated as 236 West Third Street



# SHERIFF'S SALE

## Distribution Sheet

JMC Real Estate Inc., Assignee of National Penn Bank, NO. 129-2009 JD VS. Russell W. Lewis and United States of America  
NO. 75-2009 ED DATE OF SALE: May 27, 2009

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) May 27, 2009 and (time) 9:30 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Kevin & Terrah Keck-Kester for the price or sum of \$142,012.91 (One Hundred Forty Two Thousand Twelve and 91/100) Dollars. Kevin & Terrah Keck-Kester being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$	<u>\$135,000.00</u>	
Poundage .....		<u>\$2,700.00</u>	
Transfer Taxes .....		<u>\$4,062.90</u>	
Total Needed to Purchase <u>lien search cert.</u> .....		<u>\$250.00</u>	
Amount Paid Down .....		<u>14,200.00</u>	\$ <u>142,012.91</u>
Balance Needed to Purchase .....			<u>127,812.91</u>

### EXPENSES:

Columbia County Sheriff - Costs .....	\$	<u>\$468.50</u>	
Poundage .....		<u>\$2,700.00</u>	\$ <u>3,168.50</u>
Newspaper .....		<u>875.52</u>	
Printing .....		<u>-0-</u>	
Solicitor .....		<u>75.00</u>	
Columbia County Prothonotary .....		<u>10.00</u>	
Columbia County Recorder of Deeds -		<u>41.50</u>	
		<u>Deed copy work</u>	
		<u>Realty transfer taxes</u>	<u>2,031.45</u>
		<u>State stamps</u>	<u>2,031.45</u>
Tax Collector (		<u>869.48</u>	
Columbia County Tax Assessment Office .....		<u>5.00</u>	
State Treasurer .....		<u>160.00</u>	
Other: .....		<u>150.00</u>	
		<u>250.00</u>	
		<u>15.00</u>	
		<b>TOTAL EXPENSES:</b>	\$ <u>9,682.90</u>

Total Needed to Purchase	\$	<u>142,012.91</u>
Less Expenses		<u>9,682.90</u>
Net to First Lien Holder		<u>132,330.01</u>
Plus Deposit		<u>1,350.00</u>
Total to First Lien Holder	\$	<u>133,680.01</u>

Sheriff's Office, Bloomsburg, Pa.

So answers

Terrah Keck-Kester Sheriff

July 6, 2009

**SOMACH & WESTER  
ATTORNEYS AT LAW****RICHARD BRENT SOMACH  
DENISE L. WESTER\***

\*MEMBER PA AND FL BARS

**1132 HAMILTON STREET • SUITE 201  
ALLENTOWN PENNSYLVANIA 18101****OFFICE (610) 432-2244  
FAX (610) 432-5772**

May 29, 2009

VIA FAX 570-389-5625  
Sheriff Timothy T. Chamberlain  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

RE: JMC Real Estate, Inc., Assignee of National Penn Bank,  
successor by merger to First Federal Savings and Loan  
Association of Hazleton vs. Russell W. Lewis  
Address: 236 West 3<sup>rd</sup> Street, Bloomsburg, PA  
No. 2009-CV-129-MF

Dear Sheriff Chamberlain:

Please be advised that this office represents JMC Real Estate, Inc., the executing creditor in the above-captioned matter. The referenced property was sold at Sheriff's Sale on May 26, 2009. When the schedule of distribution for this sale is prepared pursuant to Pa. R.C.P. 3136, please note that the executing creditor is due a total of \$142,575.04 as set forth on the enclosed attachment. This total reflects the balance due on the first loan which was the subject of the execution plus a second mortgage currently owned by JMC Real Estate, Inc. and additional costs which were advanced and to which this creditor is entitled pursuant to the Extraco Mortgage vs. Williams decision of the Pennsylvania Superior Court (805 A.2d 543).

I would appreciate it if you would fax to my office the schedule of distribution when it is prepared. I will assume that since the proceeds of sale were less than the total amount due JMC Real Estate, Inc. that no other creditor will receive a distribution from this sale.

If you have any questions regarding this matter, please contact this office.

Very truly yours,

  
RICHARD BRENT SOMACH

RBS/ms

Enclosure

cc: JMC Real Estate, Inc.

JMC Real Estate, Inc.  
PO Box 1129  
Concord, MA 01742  
[jmcly@aol.com](mailto:jmcly@aol.com)

May 26, 2009

Total due; Russell Lewis, 236 West 3<sup>rd</sup> Street, Bloomsburg, PA

Loan # 00881801255

Loan Balance 12/21/2008	\$73,815.86
157 days interest @ 11.71542/ per diem	1,839.32

Loan # 00202002760

Loan Balance 12/21/08	\$52,416.22
157 days interest @ 6.50343per diem	1,021.03

Fees and Costs:

Insurance	\$1,950.42
Taxes	6,311.16
Utilities	2,041.00
Legal	2,204.89
Property Security/Maint.	976.00

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Total	\$142,575.04
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# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

JMC Real Estate VS Hirsh/Lewis

NO. 75-09 ED NO. 127-09 JD

DATE/TIME OF SALE: May 27 5:30

BID PRICE (INCLUDES COST) \$ 135,000.00

POUNDAGE - 2% OF BID \$ 2,700.00

TRANSFER TAX - 2% OF FAIR MKT \$ 4,062.91

MISC. COSTS \$ 25.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 142,012.91

PURCHASER(S): \_\_\_\_\_

ADDRESS: 2046 Joann Ave. Hummelstown, PA 17036

NAMES(S) ON DEED: Kevin Kester Terrah Keck-Kester

PURCHASER(S) SIGNATURE(S): [Signatures]

TOTAL DUE: \$ 142,012.91

LESS DEPOSIT: \$ 17,500.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 124,512.91

# SHERIFF'S SALE COST SHEET

JMC Real Estate vs. Russell Lewis  
 NO. 75-09 ED NO. 129-09 JD DATE/TIME OF SALE 10/21/09

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 25.00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 5.50
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ 6.00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ 5.00
NOTARY	\$ 5.00
TOTAL *****	\$ 483.50

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ 0.00
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ 1100.52

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ 5.50
TOTAL *****	\$ 56.50

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ 864.48
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ 5.00
TOTAL *****	\$ 874.48

MUNICIPAL FEES DUE:	
SEWER 20	\$
WATER 20	\$
TOTAL *****	\$ - 00

SURCHARGE FEE (DSTE)	\$ 160.00
MISC.	\$
TOTAL *****	\$ - 00

TOTAL COSTS (OPENING BID) \$ 2670.00

JMC Real Estate, Inc.  
PO Box 1129  
Concord, MA 01742  
jmclty@aol.com

May 26, 2009

Total due; Russell Lewis, 236 West 3<sup>rd</sup> Street, Bloomsburg, PA

Loan # 00881801255

Loan Balance 12/21/2008	\$73,815.86
157 days interest @ 11.71542/ per diem	1,839.32

Loan # 00202002760

Loan Balance 12/21/08	\$52,416.22
157 days interest @ 6.50343per diem	1,021.03

Fees and Costs:

Insurance	\$1,950.42
Taxes	6,311.16
Utilities	2,041.00
Legal	2,204.89
Property Security/Maint.	976.00
Sheriff	2,670.00

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Total	\$145,245.04
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STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice May 6, 13, 20, 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 20<sup>th</sup> day of MAY, 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.

June

9:00 AM KERRY & CHRISTOPHER LAUER—606 GREEN STREET BERWICK—04C-04-091 2007+2008 Taxes

9:00 AM TIMOTHY HUNTINGTON—217 ROBBINS RD BLOOMSBURG—26-02-003-05 NONE

9:00 AM LARRY & KATHRYN HANEY—1122 1<sup>ST</sup> AVENUE BERWICK—04C-002-04 NONE  
bkpt?

9:00 AM FRANCIS & BETH ANN MCGADY—LOT #29 AKA 212 WEST 3<sup>RD</sup> ST. MIFFLINVILLE—23-05A-040 NONE

9:00 AM DOUGLAS BOWIE—455 SUMMERHILL RD BERWICK—07-03C-048 NONE

9:00 AM STEVE PADEN—300 BOWERS LANE BERWICK—04A-01-076 NONE

9:30 AM GRAYDON TAYLOR—8 ARC ROAD ORANGEVILLE—15-05-001 NONE

9:30 AM DONALD PURSEL, JR & DONALD PURSEL, III—355 E 5<sup>TH</sup> ST. BLOOMSBURG—05E-03-332 NONE  
STAYED TIL AUG 19 0900

9:30 AM ALLAN & HEATHER ANDREWS—511 MAINS STREET ORANGEVILLE—28-03-026 2007+2008 Taxes

9:30 AM JAMES LECKIE—807 WEST FRONT STREET BERWICK—04C-04-149 2008 Taxes

9:30 AM ROGER RESSEGUIE—256 THOMAS ROAD BLOOMSBURG—26-04-007 NONE  
STAYED TIL JUNE 24 0930

9:30 AM RUSSELL LEWIS—236 W. 3<sup>RD</sup> STREET BLOOMSBURG-05W-04-255-01 NONE

9:30 AM KELLY GREGORY & PATRICIA MENSCH—1026 LASALLE ST. BERWICK—04C-01-310 NONE

10:00 AM BONNIE & EDWARD STOENIEF—3725 OLD BERWICK RD BLOOMSBURG—31-4C2-026 2008 Taxes  
STAYED TIL JUNE 24 1000

10:00 AM WADE & LINDA MILLER—242 LEONARD ST. BLOOMSBURG—05W-07-100 2007+2008 Taxes  
STAYED TIL AUG. 19 0900

10:00 AM HEIRS OF MEL GEARY—339 FROSTY VALLEY RD BLOOMSBURG—18-09-003-08 2008 Taxes



# COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** *County* **75** Agent ☒ Addressee ☒  
 B. Received by (Printed Name) *County* C. Date of Delivery *APR 9 2009*  
 D. Is delivery address different from item 1? ☐ Yes ☐ No  
 If YES, enter delivery address below:

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

7007 2560 0002 1259 8881

Return Receipt

102595-02-M-1540

# COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** *County* **75** Agent ☒ Addressee ☒  
 B. Received by (Printed Name) *County* C. Date of Delivery *APR 13 2009*  
 D. Is delivery address different from item 1? ☐ Yes ☐ No  
 If YES, enter delivery address below:

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

155 7007 2560 0002 1259 8848

Return Receipt

102595-02-M-1540

# COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** *County* **75** Agent ☒ Addressee ☒  
 B. Received by (Printed Name) *County* C. Date of Delivery *APR 13 2009*  
 D. Is delivery address different from item 1? ☐ Yes ☐ No  
 If YES, enter delivery address below:

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

7007 2560 0002 1259 8848

Return Receipt

102595

# COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** *County* **75** Agent ☒ Addressee ☒  
 B. Received by (Printed Name) *County* C. Date of Delivery *APR 10 2009*  
 D. Is delivery address different from item 1? ☐ Yes ☐ No  
 If YES, enter delivery address below:

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

07 2560 0002 1259 8893

Return Receipt

102595-02-M-1540

# COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** *County* **75** Agent ☒ Addressee ☒  
 B. Received by (Printed Name) *County* C. Date of Delivery *APR 10 2009*  
 D. Is delivery address different from item 1? ☐ Yes ☐ No  
 If YES, enter delivery address below:

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

2560 0002 1259 8831

Return Receipt

102595-02-M-1540

# COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** *County* **75** Agent ☒ Addressee ☒  
 B. Received by (Printed Name) *County* C. Date of Delivery *APR 13 2009*  
 D. Is delivery address different from item 1? ☐ Yes ☐ No  
 If YES, enter delivery address below:

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

007 2560 0002 1259 8909

Return Receipt

102595-02-M-1540

# COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** *County* **75** Agent ☒ Addressee ☒  
 B. Received by (Printed Name) *County* C. Date of Delivery *APR 13 2009*  
 D. Is delivery address different from item 1? ☐ Yes ☐ No  
 If YES, enter delivery address below:

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

07 2560 0002 1259 8871

Return Receipt

102595-02-M-1540

# COMPLETE THIS SECTION

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.

# COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** *County* **75** Agent ☒ Addressee ☒  
 B. Received by (Printed Name) *County* C. Date of Delivery *APR 10 2009*  
 D. Is delivery address different from item 1? ☐ Yes ☐ No

# SENDER: COMPLETE THIS SECTION

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.

# COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** *County* **75** Agent ☒ Addressee ☒  
 B. Received by (Printed Name) *County* C. Date of Delivery *APR 13 2009*  
 D. Is delivery address different from item 1? ☐ Yes ☐ No



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-3625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

Wednesday, April 08, 2009

**MARY WARD-TAX COLLECTOR  
2ND STREET  
BLOOMSBURG, PA 17815-**

**JMC REAL ESTATE, INC., ASSIGNEE OF NATIONAL PENN BANK,  
SUCCESSOR IN INTEREST TO FIRST FEDERAL SAVINGS AND LOAN  
ASSOCIATION OF HAZLETON  
VS  
RUSSELL W. LEWIS  
UNITED STATES OF AMERICA**

**DOCKET # 75ED2009**

**JD # 129JD2009**

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  
Sheriff of Columbia County

Richard Brent Somach, Esquire  
Attorney for Plaintiff  
Somach & Wester  
Attorney ID #19521  
1132 Hamilton Street, Suite 201  
Allentown, PA 18101  
610-432-2244  
610-432-5772 (fax)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION - LAW

JMC REAL ESTATE, INC., Assignee of  
NATIONAL PENN BANK, successor  
in interest to FIRST FEDERAL SAVNGS  
AND LOAN ASSOCIATION OF HAZLETON,

Plaintiff,

vs.

RUSSELL W. LEWIS,

Defendant

And

UNITED STATES OF AMERICA,

Additional Defendant.

NO. 2009-CV-129-MF

2009-ED-75

ACTION IN  
MORTGAGE FORECLOSURE

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY  
PURSUANT TO Pa. R.C.P. 3129.2**

TO: Russell W. Lewis  
236 W. 3<sup>rd</sup> Street  
Bloomsburg, PA 17815

Your real estate at 236 W. 3<sup>rd</sup> Street, Bloomsburg, Columbia County, Pennsylvania 17815

(Tax Parcel No. 05W-04-255-01) is scheduled to be sold at Sheriff's Sale on May 27, 2009, at

9:30

~~9:00~~ a.m., in Sheriff's Office of the Columbia County Courthouse, 35 W. Main Street,

Bloomsburg, Pennsylvania, to enforce the Court judgment of \$74,221.12 obtained by Plaintiff

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 on a date specified by the Sheriff not later than thirty (30) days after 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 thereto within ten (10) days after the filing of the schedule.

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**  
**168 E. 5<sup>TH</sup> STREET**  
**BLOOMSBURG, PA 17815**  
**570-784-8760**

SOMACH & WESTER

Date: \_\_\_\_\_

4/6/09

BY: \_\_\_\_\_

Richard Brent Somach  
Richard Brent Somach, Esquire

**SOMACH & WESTER**  
**ATTORNEYS AT LAW**

RICHARD BRENT SOMACH  
DENISE L. WESTER\*

\*MEMBER PA AND FL BARS

1132 HAMILTON STREET • SUITE 201  
ALLENTOWN PENNSYLVANIA 18101

OFFICE (610) 432-2244  
FAX (610) 432-5772

April 28, 2009

Prothonotary of Columbia County  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

RE: JMC Real Estate, Inc., Assignee of National Penn Bank,  
successor by merger to First Federal Savings and Loan  
Association of Hazleton vs. Russell W. Lewis  
No. 2009-CV-129-MF

Dear Sir or Madam:

Enclosed please find an original and one copy of an Affidavit of Service and Affidavit of Mailing for filing in the above-referenced matter. Please file the originals and return a time-stamped copy of each to me in the self-addressed, stamped envelope also enclosed

Very truly yours,



RICHARD BRENT SOMACH

RBS/ms

Enclosure

cc: Sheriff of Columbia County, w/e ✓

Richard Brent Somach, Esquire  
Attorney for Plaintiff  
Somach & Wester  
Attorney ID #19521  
1132 Hamilton Street, Suite 201  
Allentown, PA 18101  
610-432-2244  
610-432-5772 (FAX)

---

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION - LAW

JMC REAL ESTATE, INC., Assignee of	)	NO. 2009-CV-129-MF
NATIONAL PENN BANK, successor	)	2009-ED-75
in interest to FIRST FEDERAL SAVINGS	)	
AND LOAN ASSOCIATION OF HAZLETON,	)	
	)	
Plaintiff,	)	
	)	
vs.	)	
	)	
RUSSELL W. LEWIS,	)	
	)	
Defendant.	)	ACTION IN
	)	MORTGAGE FORECLOSURE
And	)	
UNITED STATES OF AMERICA,	)	
Additional Defendant.	)	

**AFFIDAVIT OF SERVICE**

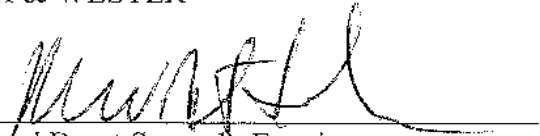
I, Richard Brent Somach, Esquire, attorney for Plaintiff, state that I sent by certified mail, return receipt requested, the Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129.2 in the above-captioned action to the Defendant, Russell W. Lewis, at 495 W. 1<sup>st</sup> Street, Bloomsburg, PA 17815 on April 15, 2009, and that the Defendant did receive same on April 24,

2009, as evidenced by the return receipt attached as Exhibit "A".

I verify that the statements made in this Affidavit of Service are true and correct and I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. Section 4904, relating to unsworn falsification to authorities.

SOMACH & WESTER

BY:

  
Richard Brent Somach, Esquire

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<p>A. Signature  X <u>Russell W. Lewis</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
		<p>B. Received by: (Printed Name) <u>Russell W. Lewis</u> C. Date of Delivery <u>9-24-9</u></p>	
<p>1. Article Addressed to:</p> <p>Russell W. Lewis  495 W. 1st Street  Bloomsburg, PA 17815</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  If YES, enter delivery address below: <input type="checkbox"/> No</p>	
		<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>2. Article Number <u>7006 3450 0000 5862 3584</u></p> <p>(Transfer from s.....)</p>			

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

EXHIBIT "A"



Richard Brent Somach, Esquire  
Attorney for Plaintiff  
Somach & Wester  
Attorney ID #19521  
1132 Hamilton Street, Suite 201  
Allentown, PA 18101  
610-432-2244  
610-432-5772 (FAX)

---

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION - LAW

JMC REAL ESTATE, INC., Assignee of	)	NO. 2009-CV-129-MF
NATIONAL PENN BANK, successor	)	2009-ED-75
in interest to FIRST FEDERAL SAVINGS	)	
AND LOAN ASSOCIATION OF HAZLETON,	)	
	)	
Plaintiff,	)	
	)	
vs.	)	
	)	
RUSSELL W. LEWIS,	)	
	)	
Defendant.	)	ACTION IN
	)	MORTGAGE FORECLOSURE
And	)	
UNITED STATES OF AMERICA,	)	
Additional Defendant.	)	

**AFFIDAVIT OF MAILING**

I, Richard Brent Somach, Esquire, attorney for Plaintiff, state that on April 15, 2009, I sent Notices of Sheriff's Sale of Real Property in the above-captioned action to the following:

Manufacturers & Traders Mtg. Corp.  
1 M&T Plaza  
Buffalo, NJ 14202

Citibank South Dakota NA  
701 E. 60<sup>th</sup> Street N  
Sioux Falls, SD 57117

Advanceme Inc.  
600 Town Park Lane  
Kennesaw, GA 30144

Pa. Department of Revenue  
Bureau of Compliance  
Dept. 280946  
Harrisburg, PA 17128-0946

United States Attorney General  
Attorney General's Office  
U.S. Department of Justice  
Washington, DC 20530

Assistant U.S. Attorney for the Middle District of PA  
228 Walnut Street, Suite 220  
Harrisburg, PA 17108

Columbia County Tax Claim Bureau  
P.O. Box 380, 35 W. Main Street  
Bloomsburg, PA 17815

Mary Ward, Tax Collector  
301 E. 2<sup>nd</sup> Street, Town Hall  
Bloomsburg, PA 17815

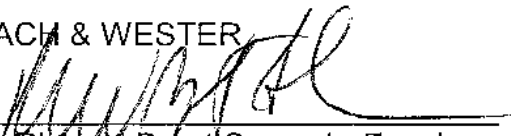
Columbia County Domestic Relations  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

as evidenced by the Certificate of Mailing attached as Exhibit "A."

I verify that the statements made in this Affidavit of Mailing are true and correct  
and I understand that false statements herein are made subject to the penalties of 18  
Pa. C.S.A. Section 4904, relating to unsworn falsification to authorities.

SOMACH & WESTER

BY:

  
Richard Brent Somach, Esquire

**EXHIBIT “A”**

# CERTIFICATE OF MAILING

Name and Address of Sender

SOMACH & WESTER  
1132 Hamilton Street, Suite 201  
Allentown, PA 18101

Check type of mail or service:

- ☐ Certified  
☐ Registered  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured

201

- ☐ 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 info)

Postmark and  
Date of Receipt

Article Number

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

Postage

Manufacturers & Traders Mtg. Corp.

1 Mgt Plaza

Buffalo, NJ 14202

2. Citibank South Dakota NA

701 E. 60th Street N

Sioux Falls, SD 57117

3. Advance Inc.

600 Town Park Lane

Kennesaw, GA 30144

4. Pa Department of Revenue

Bureau of Compliance

Dept. 280946

5. Harrisburg, PA 17128-0946

United States Attorney General

Attorney General's Office

U.S. Department of Justice

Washington, DC 20530

6. Assistant U.S. Attorney for the

Middle District of PA

228 Walnut Street, Suite 220

Harrisburg, PA 17108

7. Columbia County Tax Claim Bureau

P.O. Box 380, 35 W. Main Street

Bloomsburg, PA 17815

8. Mary Ward, Tax Collector

301 E. 2nd Street, Town Hall

Bloomsburg, PA 17815

Total Number of Pieces  
Listed by Sender

8

Total Number of Pieces  
Received at Post Office

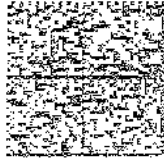
8

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

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse

UNITED STATES POSTAGE



02 JP  
\$0.00  
000235700 APR 15 2019  
MAILED FROM ZIP CODE 18101

MAILED FROM ZIP CODE 18101  
\$0.00  
000235700 APR 15 2019  
UNITED STATES POSTAGE

# CERTIFICATE OF MAILING

Name and Address of Sender

Check type of mail or service

SOMACH & WESTER  
1132 Hamilton Street, Suite  
Allentown, PA 18101

☐ Certified  
☒ COD  
☐ Delivery Confirmation  
☐ Express Mail  
☐ Insured

☐ Registered 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

Addres Number

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

Columbia County Domestic Relations  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

Insured Value  
Actual Value  
if Registered  
Handling  
Charge  
Fee  
Due Sender  
P COO  
LC  
Fee  
SC  
Fee  
SH  
Fee  
RD  
Fee  
IR  
Fee

Total Number of Pieces  
Listed by Sender  
1

Total Number of Pieces  
Received at Post Office  
1

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

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse

UNITED STATES POSTAGE



02/10/00  
0002425745 490 16 2000  
MAILED PERMUTATION 16101

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

JMC REAL ESTATE, INC., ASSIGNEE OF  
NATIONAL PENN BANK, SUCCESSOR IN  
INTEREST TO FIRST FEDERAL SAVINGS  
AND LOAN ASSOCIATION OF HAZLETON  
VS

Docket # 75ED2009

MORTGAGE FORECLOSURE

RUSSELL W. LEWIS  
UNITED STATES OF AMERICA

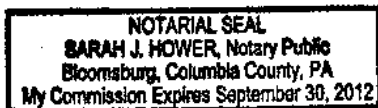
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, APRIL 24, 2009, AT 9:45 AM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON RUSSELL LEWIS AT SHERIFF'S OFFICE, BLOOMSBURG BY  
HANDING TO RUSSELL LEWIS, , 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 FRIDAY, APRIL 24, 2009

  
NOTARY PUBLIC



SHERIFF TIMOTHY T. CHAMBERLAIN

X   
T. CHAMBERLAIN  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/8/2009

SERVICE# 1 - OF - 17 SERVICES  
DOCKET # 75ED2009

PLAINTIFF

JMC REAL ESTATE, INC., ASSIGNEE OF NATIONAL PENN  
BANK, SUCCESSOR IN INTEREST TO FIRST FEDERAL  
SAVINGS AND LOAN ASSOCIATION OF HAZLETON

DEFENDANT

RUSSELL W. LEWIS  
UNITED STATES OF AMERICA  
ATTORNEY FIRM  
SOMACH AND WESTER

PERSON/CORP TO SERVED	
RUSSELL LEWIS	854-1053
236 W. 3RD STREET	
BLOOMSBURG	

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

495 W. 1<sup>st</sup> Street

SERVED UPON

Russell

RELATIONSHIP

Def.

IDENTIFICATION

DATE

4/24/09

TIME

9:45

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

4-13-9

1105

2

Empty House

4/23/09

1

L/C

495 West 1st

4/24/09

0836

8

L/C

495 West 1st

DEPUTY

IC

DATE

4/24/09

## 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

Postmaster

Bloom  
City, State, ZIP Code

Date 4-13-9

**Request for Change of Address or Boxholder  
Information Needed for Service of Legal Process**

Please furnish the new address or the name and street address (if a boxholder) for the following:

Name: Russell Lewis

Address: 236<sup>W</sup> 3<sup>RD</sup>

NOTE: The name and last known address are required for change of address information. The name, if known, and post office box address are required for boxholder information.

The following information is provided in accordance with 39 CFR 265.6(d)(6)(ii). There is no fee for providing boxholder information. The fee for providing change of address information is waived in accordance with 39 CFR 265.6(d)(1) and (2) and corresponding Administrative Support Manual 352.44a and b.

1. Capacity of requester (e.g., process server, attorney, party representing himself): \_\_\_\_\_
2. Statute or regulation that empowers me to serve process (not required when requester is an attorney or a party acting *pro se* - except a corporation acting *pro se* must cite statute): \_\_\_\_\_
3. The names of all known parties to the litigation: \_\_\_\_\_
4. The court in which the case has been or will be heard: \_\_\_\_\_
5. The docket or other identifying number if one has been issued: \_\_\_\_\_
6. The capacity in which this individual is to be served (e.g. defendant or witness): \_\_\_\_\_

## WARNING

THE SUBMISSION OF FALSE INFORMATION TO OBTAIN AND USE CHANGE OF ADDRESS INFORMATION OR BOXHOLDER INFORMATION FOR ANY PURPOSE OTHER THAN THE SERVICE OF LEGAL PROCESS IN CONNECTION WITH ACTUAL OR PROSPECTIVE LITIGATION COULD RESULT IN CRIMINAL PENALTIES INCLUDING A FINE OF UP TO \$10,000 OR IMPRISONMENT OR (2) TO AVOID PAYMENT OF THE FEE FOR CHANGE OF ADDRESS INFORMATION OF NOT MORE THAN 5 YEARS, OR BOTH (TITLE 18 U.S.C. SECTION 1001).

I certify that the above information is true and that the address information is needed and will be used solely for service of legal process in connection with actual or prospective litigation.

[Signature]  
Signature

W. ARTER  
Printed Name

B 380  
Address

Bloom  
City, State, ZIP Code

495<sup>W</sup> 13<sup>TH</sup>  
B 100

## FOR POST OFFICE USE ONLY

☐ No change of address order on file. NEW ADDRESS or

BOXHOLDER'S POSTMARK

☐ Not known at address given.

NAME and STREET ADDRESS

☐ Moved, left no forwarding address.

☐ No such address.



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.

JMC REAL ESTATE

VS.

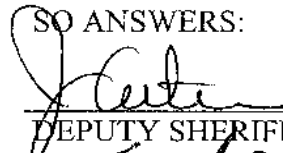
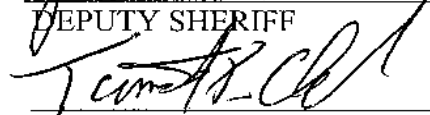
RUSSELL LEWIS

WRIT OF EXECUTION #75 OF 2009 ED

POSTING OF PROPERTY

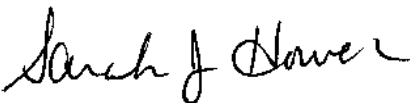
April 23, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF RUSSELL LEWIS AT 236 WEST THIRD STREET BLOOMSBURG  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

  
DEPUTY SHERIFF  
  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23<sup>RD</sup> DAY OF APRIL 2009



NOTARIAL SEAL  
SARAH J. HOWER, Notary Public  
Bloomsburg, Columbia County, PA  
My Commission Expires September 30, 2012

**SOMACH & WESTER  
ATTORNEYS AT LAW****RICHARD BRENT SOMACH  
DENISE L WESTER\*****\*MEMBER PA AND FL BARS****1132 HAMILTON STREET • SUITE 201  
ALLENTOWN PENNSYLVANIA 18101****OFFICE (610) 432-2244  
FAX (610) 432-5772**

April 21, 2009

VIA FAX 570-389-5625  
Sheriff of Columbia County  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

RE: JMC Real Estate, Inc., Assignee of National Penn Bank,  
successor by merger to First Federal Savings and Loan  
Association of Hazleton vs. Russell W. Lewis  
No. 2009-CV-129-MF

Dear Sheriff:

Enclosed please find a new Columbia County Sheriff's Department Order for Service and a new Notice of Sheriff's Sale. Apparently Mr. Lewis is no longer residing at the subject property. His new address is 495 W. 1<sup>st</sup> Street, Bloomsburg, PA 17815. Please serve him with the Writ of Execution and Notice. The Sheriff's Sale is scheduled for May 27, 2009. If you require anything further from our office, please advise.

Very truly yours,



RICHARD BRENT SOMACH

RBS/ms  
Enclosure

**COLUMBIA COUNTY SHERIFF'S OFFICE**DATE April 21, 2009CASE NUMBER 2009-CV-#129-MF**"ORDER FOR SERVICE"****ONE FORM FOR EACH ADDRESS**

**ATTORNEY'S NAME** Richard Brent Somach, Esquire  
**ADDRESS** 1132 Hamilton Street, Suite 201  
Allentown, PA 18101  
**TELEPHONE #** 610-432-2244

**CASE CAPTION:**

**JMC REAL ESTATE, INC., Assignee of  
 NATIONAL PENN BANK, successor in  
 Merger to FIRST FEDERAL SAVINGS  
 AND LOAN ASSOCIATION OF  
 HAZLETON,**

**vs. RUSSELL W. LEWIS,****Plaintiff****Defendant****SERVICE TO BE MADE ON** Russell W. Lewis**ADDRESS FOR SERVICE** 495 W. 1<sup>st</sup> StreetBloomsburg, PA 17815**TYPE OF PAPER:**

Complaint in Mortgage Foreclosure	_____	Complaint in Civil Action	_____
Reinstated Complaint in Mortgage Foreclosure	_____	Reinstated Complaint	_____
Summons in Civil Action	_____	Writ of Revival	_____
Reissued Summons in Civil Action	_____	Writ of Execution	<u>XX</u>

**\*\*\*DEPOSIT FOR SCHUYLKILL COUNTY \$1,350.00\*\*\*****SPECIAL INSTRUCTIONS:**

DEPUTIZE \_\_\_\_\_ COUNTY (WITHIN PENNSYLVANIA ONLY)  
 REGISTERED MAIL \_\_\_\_\_ (OUTSIDE OF THE UNITED STATES ONLY)  
 REGULAR MAIL \_\_\_\_\_ CERTIFIED MAIL \_\_\_\_\_  
 POST PROPERTY \_\_\_\_\_  
 OTHER \_\_\_\_\_

**A SELF-ADDRESSED STAMPED ENVELOPE IS ATTACHED HERETO FOR  
 MAILING OF RECEIPT AFTER SERVICE IS COMPLETED**

Richard Brent Somach, Esquire  
 Attorney for Plaintiff  
 Somach & Wester  
 Attorney ID #19521  
 1132 Hamilton Street, Suite 201  
 Allentown, PA 18101  
 610-432-2244  
 610-432-5772 (fax)

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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
 CIVIL DIVISION - LAW

JMC REAL ESTATE, INC., Assignee of	)	
NATIONAL PENN BANK, successor	)	NO. 2009-CV-129-MF
in interest to FIRST FEDERAL SAVNGS	)	
AND LOAN ASSOCIATION OF HAZLETON,	)	
	)	
Plaintiff,	)	
	)	
vs.	)	
	)	
RUSSELL W. LEWIS,	)	ACTION IN
	)	MORTGAGE FORECLOSURE
Defendant	)	
And	)	
UNITED STATES OF AMERICA,	)	
	)	
Additional Defendant.	)	

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**  
**PURSUANT TO Pa. R.C.P. 3129.2**

TO: Russell W. Lewis  
 495 W. 1<sup>st</sup> Street  
 Bloomsburg, PA 17815

Your real estate at 236 W. 3<sup>rd</sup> Street, Bloomsburg, Columbia County, Pennsylvania 17815

(Tax Parcel No. 05W-04-255-01) is scheduled to be sold at Sheriff's Sale on May 27, 2009, at  
 9:00 a.m., in Sheriff's Office of the Columbia County Courthouse, 35 W. Main Street,

Bloomsburg, Pennsylvania, to enforce the Court judgment of \$74,221.12 obtained by Plaintiff against you.

### **NOTICE OF OWNER'S RIGHTS**

#### **YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take immediate action:

1. The sale will be cancelled if you pay to the Sheriff of Columbia County, all presently and past due mortgage payments, all late charges or penalties, all reasonable attorney's fees due as well as reasonable costs of proceeding to foreclosure actually incurred. To find out how much you must pay, you may call: Richard Brent Somach, Esquire, Somach & Wester, attorney for Plaintiff, at (610) 432-2244.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page 3 on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 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 is 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 on a date specified by the Sheriff not later than thirty (30) days after 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 thereto within ten (10) days after the filing of the schedule.

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  
168 E. 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
570-784-8760**

SOMACH & WESTER

Date: 4-21-09

BY: Richard Brent Somach  
Richard Brent Somach, Esquire

**MUNICIPAL AUTHORITY  
of the  
TOWN OF BLOOMSBURG**

Board of Directors

Thomas Evans  
Andrew D. Keister  
Lawrence L. Mack  
George Turner  
Claude Renninger

**TOWN HALL  
301 EAST SECOND STREET  
BLOOMSBURG PA 17815  
570~784~5422  
570~784~1518 (FAX)**

Chairman  
Thomas Evans  
Vice Chairman  
George Turner  
Treasurer  
Claude Renninger  
Secretary-Assst. Treasurer  
Carol L. Mas  
Solicitor  
Gary E. Norton, Esq.

April 13, 2009

Tim Chamberlain  
Sheriff of Columbia County  
Columbia County Court House  
P. O. Box 380  
Bloomsburg PA 17815

RE: Russell W. Lewis  
236 West 3<sup>rd</sup> Street  
Bloomsburg, Pa. 17815

Docket # 75ED2009

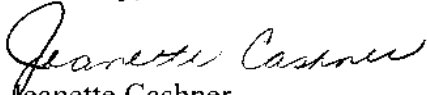
JD# 129JD2009

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you it holds no claims for unpaid sewer service charges.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,



Jeanette Cashner  
Office Manager

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/8/2009

SERVICE# 8 - OF - 17 SERVICES  
DOCKET # 75ED2009

PLAINTIFF JMC REAL ESTATE, INC., ASSIGNEE OF NATIONAL PENN  
BANK, SUCCESSOR IN INTEREST TO FIRST FEDERAL  
SAVINGS AND LOAN ASSOCIATION OF HAZLETON

DEFENDANT RUSSELL W. LEWIS  
UNITED STATES OF AMERICA  
ATTORNEY FIRM SOMACH AND WESTER

PERSON/CORP TO SERVED
MARY WARD-TAX COLLECTOR
2ND STREET
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Mary

RELATIONSHIP tax collector IDENTIFICATION \_\_\_\_\_

DATE 4-9-09 TIME 1516 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

J. Carter

DATE

4-9-09



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/8/2009

SERVICE# 9 - OF - 17 SERVICES  
DOCKET # 75ED2009

PLAINTIFF

JMC REAL ESTATE, INC., ASSIGNEE OF NATIONAL PENN  
BANK, SUCCESSOR IN INTEREST TO FIRST FEDERAL  
SAVINGS AND LOAN ASSOCIATION OF HAZLETON

DEFENDANT

RUSSELL W. LEWIS  
UNITED STATES OF AMERICA  
SOMACH AND WESTER

ATTORNEY FIRM

PERSON/CORP TO SERVED
BLOOMSBURG SEWER
2ND STREET
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON SNHETZ ~~CHAMBERLAIN~~ CADUNKER

RELATIONSHIP office manager IDENTIFICATION \_\_\_\_\_

DATE 4-9-09 TIME 1514 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

J. Altier

DATE

4-9-09

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/8/2009

SERVICE# 10 - OF - 17 SERVICES  
DOCKET # 75ED2009

PLAINTIFF JMC REAL ESTATE, INC., ASSIGNEE OF NATIONAL PENN  
BANK, SUCCESSOR IN INTEREST TO FIRST FEDERAL  
SAVINGS AND LOAN ASSOCIATION OF HAZLETON

DEFENDANT RUSSELL W. LEWIS  
UNITED STATES OF AMERICA  
ATTORNEY FIRM SOMACH AND WESTER

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

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Maureen Cole

RELATIONSHIP Customer Senia IDENTIFICATION \_\_\_\_\_

DATE 4-9-09 TIME 1059 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

J Allison

DATE

4-9-09

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:09-APR-09

FEE:\$5.00

CERT. NO:5990

LEWIS RUSSELL W & MARIA  
236 WEST THIRD STREET  
BLOOMSBURG PA 17815

DISTRICT: TOWN OF BLOOMSBURG  
DEED  
LOCATION: 236 W THIRD ST BLOOMSBURG  
PARCEL: 05W-04 -255-01,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2007	PRIM	0.00	0.00		0.00	0.00
2008	PRIM	0.00	0.00		0.00	0.00
TOTAL DUE :						\$0.00

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

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

REQUESTED BY: Timothy T. Chamberlain, Sheriff dm.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/8/2009

SERVICE# 13 - OF - 17 SERVICES  
DOCKET # 75ED2009

PLAINTIFF JMC REAL ESTATE, INC., ASSIGNEE OF NATIONAL PENN  
BANK, SUCCESSOR IN INTEREST TO FIRST FEDERAL  
SAVINGS AND LOAN ASSOCIATION OF HAZLETON

DEFENDANT RUSSELL W. LEWIS  
UNITED STATES OF AMERICA  
ATTORNEY FIRM SOMACH AND WESTER

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Renee Newhart

RELATIONSHIP Office manager IDENTIFICATION \_\_\_\_\_

DATE 4-9-09 TIME 0827 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

J Allison

DATE

4-9-09

# REAL ESTATE OUTLINE

ED # 7-09

DATE RECEIVED 4-8-09  
DOCKET AND INDEX 4-8-09

## 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>✓</u>	CK# <u>101413</u>

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

SALE DATE May 23, 09 TIME 0930  
POSTING DATE May 23  
ADV. DATES FOR NEWSPAPER

1 <sup>ST</sup> WEEK	<u>May 23</u>
2 <sup>ND</sup> WEEK	<u>May 30</u>
3 <sup>RD</sup> WEEK	<u>June 6, 09</u>

# SHERIFF'S SALE

WEDNESDAY MAY 27, 2009 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 75 OF 2009 ED AND CIVIL WRIT NO. 129 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 lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron pin at the Southwest corner of the intersection of West Third Street and Oyer Avenue; thence along the westerly side of Oyer Avenue, South twenty-five degrees thirty-six minutes East (S. 25° 36' E.) one hundred twenty-five and eight-tenths (125.8) feet to an iron pin in line of land now or formerly of Emily Bromley; thence south sixty-five degrees thirty minutes West (S. 65° 30' W.) along lands now or formerly of Emily Bromley and land now or formerly of Grace Thomas, one hundred two and nine-tenths feet (102.9') to an iron pin in line of lands now or formerly of Clint Hummel and Irene Hummel, his wife; thence North twenty-five degrees thirty-six minutes West (N. 25° 36' W.) along lands now or formerly of the said Clint Hummel, et ux., lands now or formerly of J. Claire Patterson and lands now or formerly of Laura Clay, one hundred twenty-four and eight-tenths (124.8) feet to an iron pin on the southerly side of West Third Street; thence along the southerly side of West Third Street, North sixty-four degrees fifty-six minutes East (N. 64° 56' E) one hundred two and nine-tenths feet (102.9') to an iron pin, the place of BEGINNING.

ON WHICH is erected a brick dwelling and being designated as 236 West Third Street.

BEING THE SAME PREMISES which M. Elizabeth Rarig, Widow, by her Deed dated November 3, 1993 and recorded November 4, 1993 in the Recorder of Deeds Office of Columbia County, Pennsylvania in Deed Book 551, page 766, granted and conveyed unto Russell W. Lewis and Maria Lewis, his wife. The said Maria Lewis died thereby vesting sole title in Russell W. Lewis.

TAX PARCEL NO: 05W-04-255-01.

IMPROVEMENTS CONSISTS OF A TWO STORY BRICK DWELLING WITH DETACHED GARAGE.

## 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  
Richard Somach  
1132 Hamilton Street  
Allentown, PA 18101

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffcolumbiacounty.com](http://www.sheriffcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY MAY 27, 2009 AT 9:30 AM

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ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron pin at the Southwest corner of the intersection of West Third Street and Oyer Avenue; thence along the westerly side of Oyer Avenue, South twenty-five degrees thirty-six minutes East (S. 25° 36' E.) one hundred twenty-five and eight-tenths (125.8) feet to an iron pin in line of land now or formerly of Emily Bromley; thence south sixty-five degrees thirty minutes West (S. 65° 30' W.) along lands now or formerly of Emily Bromley and land now or formerly of Grace Thomas, one hundred two and nine-tenths feet (102.9') to an iron pin in line of lands now or formerly of Clint Hummel and Irene Hummel, his wife; thence North twenty-five degrees thirty-six minutes West (N. 25° 36' W.) along lands now or formerly of the said Clint Hummel, et ux., lands now or formerly of J. Claire Patterson and lands now or formerly of Laura Clay, one hundred twenty-four and eight-tenths (124.8) feet to an iron pin on the southerly side of West Third Street; thence along the southerly side of West Third Street, North sixty-four degrees fifty-six minutes East (N. 64° 56' E) one hundred two and nine-tenths feet (102.9') to an iron pin, the place of BEGINNING.

ON WHICH is erected a brick dwelling and being designated as 236 West Third Street.

BEING THE SAME PREMISES which M. Elizabeth Rarig, Widow, by her Deed dated November 3, 1993 and recorded November 4, 1993 in the Recorder of Deeds Office of Columbia County, Pennsylvania in Deed Book 551, page 766, granted and conveyed unto Russell W. Lewis and Maria Lewis, his wife. The said Maria Lewis died thereby vesting sole title in Russell W. Lewis.

TAX PARCEL NO: 05W-04-255-01.

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Plaintiff's Attorney  
Richard Somach  
1132 Hamilton Street  
Allentown, PA 18101

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY MAY 27, 2009 AT 9:30 AM

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ON WHICH is erected a brick dwelling and being designated as 236 West Third Street.

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TAX PARCEL NO: 05W-04-255-01.

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Plaintiff's Attorney  
Richard Somach  
1132 Hamilton Street  
Allentown, PA 18101

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)



Richard Brent Somach, Esquire  
Attorney for Plaintiff  
Somach & Wester  
Attorney ID #19521  
1132 Hamilton Street, Suite 201  
Allentown, PA 18101  
610-432-2244  
610-432-5772 (fax)

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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION - LAW

JMC REAL ESTATE, INC., Assignee of  
NATIONAL PENN BANK, successor  
in interest to FIRST FEDERAL SAVNGS  
AND LOAN ASSOCIATION OF HAZLETON,

Plaintiff,

vs.

RUSSELL W. LEWIS,

Defendant

And

UNITED STATES OF AMERICA,

Additional Defendant.

NO. 2009-CV-129-MF

2009-ED-75

ACTION IN  
MORTGAGE FORECLOSURE

**WRIT OF EXECUTION - MORTGAGE FORECLOSURE**

COMMONWEALTH OF PENNSYLVANIA )

COUNTY OF COLUMBIA )

) SS:

TO THE SHERIFF OF SAID COUNTY:

To satisfy the judgment, interest and costs in the above-captioned case, you are directed to levy upon and sell the property known as 236 W. 3<sup>rd</sup> Street, Bloomsburg, Columbia County,

Pennsylvania (Tax Parcel No. 05W-04-255-01) as described in the attached description.

Principal Balance	\$70,344.61
Interest to 9/29/08	2,131.10
Late Charges as of 9/29/08	245.41
Attorneys Fee Authorized by Note	<u>1,500.00</u>
TOTAL	\$74,221.12

and costs of this suit, as well as continuing interest accruing at the rate of 7% per annum, currently \$12.14 per diem, late charges accruing at the rate of 5% per month for each payment received 7 or more days past the payment due date, continuing legal costs, and insurance and/or real estate taxes which may be paid by Plaintiff on Defendant's behalf, arising subsequent to September 29, 2008, and continuing through the entry of judgment in mortgage foreclosure and Sheriff's Sale of the Subject Premises and distribution of proceeds derived therefrom.

DATE: 04-27-09

PROTHONOTARY/CLERK, CIVIL DIVISION

BY: Barbara N. Silvestri  
Deputy

**Prothonotary of the Tax Courts**  
My Comm. Expires 12/31/2012

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin at the Southwest corner of the intersection of West Third Street and Oyer Avenue; thence along the westerly side of Oyer Avenue, South twenty-five degrees thirty-six minutes East (S.  $25^{\circ} 36'$  E.) one hundred twenty-five and eight-tenths (125.8) feet to an iron pin in line of land now or formerly of Emily Bromley; thence south sixty-five degrees thirty minutes West (S.  $65^{\circ} 30'$  W.) along lands now or formerly of Emily Bromley and land now or formerly of Grace Thomas, one hundred two and nine-tenths feet (102.9') to an iron pin in line of lands now or formerly of Clint Hummel and Irene Hummel, his wife; thence North twenty-five degrees thirty-six minutes West (N.  $25^{\circ} 36'$  W.) along lands now or formerly of the said Clint Hummel, et ux., lands now or formerly of J. Claire Patterson and lands now or formerly of Laura Clay, one hundred twenty-four and eight-tenths (124.8) feet to an iron pin on the southerly side of West Third Street; thence along the southerly side of West Third Street, North sixty-four degrees fifty-six minutes East (N.  $64^{\circ} 56'$  E) one hundred two and nine-tenths feet (102.9') to an iron pin, the place of BEGINNING.

ON WHICH is erected a brick dwelling and being designated as 236 West Third Street.

BEING THE SAME PREMISES which M. Elizabeth Rarig, Widow, by her Deed dated November 3, 1993 and recorded November 4, 1993 in the Recorder of Deeds Office of Columbia County, Pennsylvania in Deed Book 551, page 766, granted and conveyed unto Russell W. Lewis and Maria Lewis, his wife. The said Maria Lewis died thereby vesting sole title in Russell W. Lewis.

TAX PARCEL NO: 05W-04-255-01.

IMPROVEMENTS CONSISTS OF A TWO STORY BRICK DWELLING WITH DETACHED GARAGE.

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CIVIL DIVISION - LAW

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NATIONAL PENN BANK, successor )  
in interest to FIRST FEDERAL SAVNGS )  
AND LOAN ASSOCIATION OF HAZLETON, )  
Plaintiff, )  
vs. )  
RUSSELL W. LEWIS, )  
Defendant )  
And )  
UNITED STATES OF AMERICA, )  
Additional Defendant. )

NO. 2009-CV-129-MF

2009-ED-75

ACTION IN  
MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

JMC Real Estate, Inc., Assignee of National Penn Bank, successor in interest to First Federal Savings and Loan Association of Hazleton, 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 236 W. 3<sup>rd</sup> Street, Bloomsburg, Columbia County,

Pennsylvania (Tax Parcel No. 05W-04-255-01) (description attached).

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

Russell W. Lewis  
236 W. 3<sup>rd</sup> Street  
Bloomsburg, PA 17815

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

Russell W. Lewis  
236 W. 3<sup>rd</sup> Street  
Bloomsburg, PA 17815

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

JMC Real Estate, Inc., Assignee of National Penn Bank, successor in interest to  
First Federal Savings and Loan Association of Hazleton  
P.O. Box 1129  
Concord, M 01742  
JMC Real Estate, Inc., Assignee of National Penn Bank, successor in interest to  
First Federal Savings and Loan Association of Hazleton vs. Russell W. Lewis  
Term No. 2009-CV-129-MF  
\$74,221.12  
Entered March 5, 2009

Manufacturers & Traders Mtg. Corp.  
1 M&t Plaza  
Buffalo, NJ 14202  
Manufacturers & Traders Mtg. Corp. vs. Russell and Maria Lewis and Russell's  
Restaurant, Inc.  
Term No. 2006-1471  
\$457,575.32  
Entered October 18, 2006

Citibank South Dakota NA  
701 E. 60<sup>th</sup> Street N  
Sioux Falls, SD 57117  
Citibank South Dakota NA vs. Russell W. Lewis  
Term No. 2005-1565  
\$37,915.46  
Entered 6/25/07

Advanceme Inc.  
600 Town Park Lane  
Kennesaw, GA 30144

Advanceme Inc. vs. Russell's Restaurant and Maria Lewis  
Term No. 2007-0787  
\$95,967.17  
Entered 8/27/07

Pa. Department of Revenue  
Bureau of Compliance  
Dept. 280946  
Harrisburg, PA 17128-0946  
Pa Department of Revenue vs. Russell W. Lewis and Russell's Restaurant  
Term No. 2007-1995  
\$62,628.56  
Entered 12/17/07

Pa. Department of Revenue  
Bureau of Compliance  
Dept. 280946  
Harrisburg, PA 17128-0946  
Pa. Department of Revenue vs. Maria E. Lewis and Russell's Restaurant  
Term No. 2007-1996  
\$62,628.56  
Entered 12/17/07

Pa. Department of Revenue  
Pa. Department of Revenue vs. Maria E. Lewis and Russell's Restaurant, Inc.  
Term No. 2008-0030  
\$15,193.97  
Entered 1/7/08

Pa. Department of Revenue  
Pa. Department of Revenue vs. Russell W. Lewis and Russell's Restaurant, Inc.  
Term No. 2008-0032  
\$15,193.97  
Entered 1/7/08

Pa. Department of Revenue  
Bureau of Compliance  
Dept. 280946  
Harrisburg, PA 17128-0946  
Pa. Department of Revenue vs. Maria Lewis and Russell's Restaurant, Inc.  
Term No. 2008-0068  
\$7,213.18  
Entered 1/11/08

Pa. Department of Revenue  
Bureau of Compliance  
Dept. 280946  
Harrisburg, PA 17128-0946

Pa. Department of Revenue vs. Russell W. Lewis and Russell's Restaurant, Inc.  
Term No. 2008-0070  
\$7,213.18  
Entered 1/11/08

Pa. Department of Revenue  
Bureau of Compliance  
Dept. 280946  
Harrisburg, PA 17128-0946  
Pa. Department of Revenue vs. Maria Lewis and Russell's Restaurant, inc.  
Term No. 2008-0544  
\$4,003.36  
Entered 3/26/08

IRS  
United States Attorney General  
Attorney General's Office  
U.S. Department of Justice  
Washington, DC 20530  
And  
Assistant U.S. Attorney for the Middle District of PA  
228 Walnut Street, Suite 220  
Harrisburg, PA 17108  
IRS vs. Russell W. Lewis  
Term No. 2006-1594  
\$63,827.22  
Entered 11/6/06

IRS  
United States Attorney General  
Attorney General's Office  
U.S. Department of Justice  
Washington, DC 20530  
And  
Assistant U.S. Attorney for the Middle District of PA  
228 Walnut Street, Suite 220  
Harrisburg, PA 17108  
IRS vs. Maria E. Lewis  
Term No. 2008-2146  
\$140,905.63  
Entered 12/8/08

IRS  
United States Attorney General  
Attorney General's Office  
U.S. Department of Justice  
Washington, DC 20530  
And

Assistant U.S. Attorney for the Middle District of PA  
228 Walnut Street, Suite 220  
Harrisburg, PA 17108  
IRS vs. Russell W. Lewis  
Term No. 2009-0181  
\$83,318.46  
Entered 2/4/09

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

JMC Real Estate, Inc., Assignee of National Penn Bank, successor in interest to  
First Federal Savings and Loan Association of Hazleton  
P.O. Box 1129  
Concord, MA 01742  
Dated: June 29, 1994  
Recorded: July 7, 1994  
Columbia County Mortgage Book 573, page 413  
Assigned to JMC Real Estate, Inc.  
Recorded February 9, 2009  
Instrument No. 200901018  
\$125,000.00

JMC Real Estate, Inc., Assignee of National Penn Bank, successor in interest to  
First Federal Savings and Loan Association of Hazleton  
P.O. Box 1129  
Concord, MA 01742  
Dated: August 26, 2003  
Recorded: August 29, 2003  
Columbia County Mortgage Book 2003, page 1137  
Assigned to JMC Real Estate, Inc.  
Recorded February 9, 2009  
Instrument No. 200901018  
\$58,000.00

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

NONE

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

NONE

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:



Columbia County Tax Claim Bureau  
Columbia County Courthouse  
P.O. Box 380  
35 W. Main Street  
Bloomsburg, PA 17815

Mary Ward, Tax Collector  
301 E. 2<sup>nd</sup> Street  
Town Hall  
Bloomsburg, PA 17815

Columbia County Domestic Relations  
Columbia County Courthouse  
35 W. Main 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.

SOMACH & WESTER

DATE:

4/6/08

BY:



Richard Brent Somach, Esquire

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TAX PARCEL NO: 05W-04-255-01.

IMPROVEMENTS CONSISTS OF A TWO STORY BRICK DWELLING WITH DETACHED GARAGE.

Richard Brent Somach, Esquire  
Attorney for Plaintiff  
Somach & Wester  
Attorney ID #19521  
1132 Hamilton Street, Suite 201  
Allentown, PA 18101  
610-432-2244  
610-432-5772 (fax)

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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA  
CIVIL DIVISION - LAW

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in interest to FIRST FEDERAL SAVNGS )  
AND LOAN ASSOCIATION OF HAZLETON, )

Plaintiff, )

vs. )

RUSSELL W. LEWIS, )

Defendant )

And )

UNITED STATES OF AMERICA, )

Additional Defendant. )

NO. 2009-CV-129-MF

*2009-ED-75*

ACTION IN  
MORTGAGE FORECLOSURE

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**  
**PURSUANT TO Pa. R.C.P. 3129.2**

TO: Russell W. Lewis  
236 W. 3<sup>rd</sup> Street  
Bloomsburg, PA 17815

Your real estate at 236 W. 3<sup>rd</sup> Street, Bloomsburg, Columbia County, Pennsylvania 17815  
(Tax Parcel No. 05W-04-255-01) is scheduled to be sold at Sheriff's Sale on May 27, 2009, at  
9:00 a.m., in Sheriff's Office of the Columbia County Courthouse, 35 W. Main Street,  
Bloomsburg, Pennsylvania, to enforce the Court judgment of \$74,221.12 obtained by Plaintiff

against you.

## **NOTICE OF OWNER'S RIGHTS**

### **YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale, you must take immediate action:

1. The sale will be cancelled if you pay to the Sheriff of Columbia County, all presently and past due mortgage payments, all late charges or penalties, all reasonable attorney's fees due as well as reasonable costs of proceeding to foreclosure actually incurred. To find out how much you must pay, you may call: Richard Brent Somach, Esquire, Somach & Wester, attorney for Plaintiff, at (610) 432-2244.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page 3 on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 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 is 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 on a date specified by the Sheriff not later than thirty (30) days after 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 thereto within ten (10) days after the filing of the schedule.

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**  
**168 E. 5<sup>TH</sup> STREET**  
**BLOOMSBURG, PA 17815**  
**570-784-8760**

SOMACH & WESTER

Date: \_\_\_\_\_

*4/6/09*

BY: \_\_\_\_\_

*Richard Brent Somach*  
Richard Brent Somach, Esquire

Richard Brent Somach, Esquire  
Attorney for Plaintiff  
Somach & Wester  
Attorney ID #19521  
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Plaintiff, )  
vs. )  
RUSSELL W. LEWIS, )  
Defendant )  
And )  
UNITED STATES OF AMERICA, )  
Additional Defendant. )

NO. 2009-CV-129-MF

2009-ED-75

ACTION IN  
MORTGAGE FORECLOSURE

**AFFIDAVIT OF NON-MILITARY SERVICE**  
**AND LAST KNOWN ADDRESS OF DEFENDANTS**

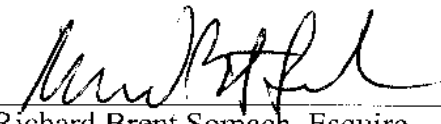
Plaintiff states that Defendant, Russell W. Lewis, is an adult individual with a last known address at 236 W. 3<sup>rd</sup> Street, Bloomsburg, Columbia County, Pennsylvania 17815.

Upon information and belief, Plaintiff further states that Defendant is not in the military or naval services of the United States or its allies or otherwise within the provisions of the Soldier's and Sailor's Civil Relief Act of 1940, 50 USCA App. Section 520.

Upon information and belief, I verify that the statements made in the above Affidavit of Non-Military Service are true and correct. 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.

SOMACH & WESTER

BY:   
Richard Brent Somach, Esquire

Richard Brent Somach, Esquire  
Attorney for Plaintiff  
Somach & Wester  
Attorney ID #19521  
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Defendant

And

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Additional Defendant.

NO. 2009-CV-129-MF

2009-ED-75

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MORTGAGE FORECLOSURE

**AFFIDAVIT OF NON-MILITARY SERVICE**  
**AND LAST KNOWN ADDRESS OF DEFENDANTS**

Plaintiff states that Defendant, Russell W. Lewis, is an adult individual with a last known address at 236 W. 3<sup>rd</sup> Street, Bloomsburg, Columbia County, Pennsylvania 17815.

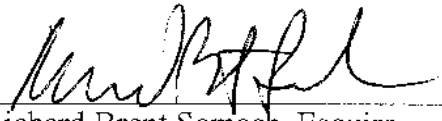
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SOMACH & WESTER

BY:   
Richard Brent Somach, Esquire

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE** - Any Deputy Sheriff levying upon or attaching any property under which 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; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

SOMACH & WESTER

BY: 

Richard Brent Somach, Esquire

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TAX PARCEL NO: 05W-04-255-01.

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BEGINNING at an iron pin at the Southwest corner of the intersection of West Third Street and Oyer Avenue; thence along the westerly side of Oyer Avenue, South twenty-five degrees thirty-six minutes East (S. 25° 36' E.) one hundred twenty-five and eight-tenths (125.8) feet to an iron pin in line of land now or formerly of Emily Bromley; thence south sixty-five degrees thirty minutes West (S. 65° 30' W.) along lands now or formerly of Emily Bromley and land now or formerly of Grace Thomas, one hundred two and nine-tenths feet (102.9') to an iron pin in line of lands now or formerly of Clint Hummel and Irene Hummel, his wife; thence North twenty-five degrees thirty-six minutes West (N. 25° 36' W.) along lands now or formerly of the said Clint Hummel, et ux., lands now or formerly of J. Claire Patterson and lands now or formerly of Laura Clay, one hundred twenty-four and eight-tenths (124.8) feet to an iron pin on the southerly side of West Third Street; thence along the southerly side of West Third Street, North sixty-four degrees fifty-six minutes East (N. 64° 56' E) one hundred two and nine-tenths feet (102.9') to an iron pin, the place of BEGINNING.

ON WHICH is erected a brick dwelling and being designated as 236 West Third Street.

BEING THE SAME PREMISES which M. Elizabeth Rarig, Widow, by her Deed dated November 3, 1993 and recorded November 4, 1993 in the Recorder of Deeds Office of Columbia County, Pennsylvania in Deed Book 551, page 766, granted and conveyed unto Russell W. Lewis and Maria Lewis, his wife. The said Maria Lewis died thereby vesting sole title in Russell W. Lewis.

TAX PARCEL NO: 05W-04-255-01.

IMPROVEMENTS CONSISTS OF A TWO STORY BRICK DWELLING WITH DETACHED GARAGE.

ALL THAT CERTAIN piece, parcel and lot of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin at the Southwest corner of the intersection of West Third Street and Oyer Avenue; thence along the westerly side of Oyer Avenue, South twenty-five degrees thirty-six minutes East (S. 25° 36' E.) one hundred twenty-five and eight-tenths (125.8) feet to an iron pin in line of land now or formerly of Emily Bromley; thence south sixty-five degrees thirty minutes West (S. 65° 30' W.) along lands now or formerly of Emily Bromley and land now or formerly of Grace Thomas, one hundred two and nine-tenths feet (102.9') to an iron pin in line of lands now or formerly of Clint Hummel and Irene Hummel, his wife; thence North twenty-five degrees thirty-six minutes West (N. 25° 36' W.) along lands now or formerly of the said Clint Hummel, et ux., lands now or formerly of J. Claire Patterson and lands now or formerly of Laura Clay, one hundred twenty-four and eight-tenths (124.8) feet to an iron pin on the southerly side of West Third Street; thence along the southerly side of West Third Street, North sixty-four degrees fifty-six minutes East (N. 64° 56' E) one hundred two and nine-tenths feet (102.9') to an iron pin, the place of BEGINNING.

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IMPROVEMENTS CONSISTS OF A TWO STORY BRICK DWELLING WITH DETACHED GARAGE.

**COLUMBIA COUNTY SHERIFF'S OFFICE**

DATE April 6, 2009

CASE NUMBER 2009-CV-#129-MF

**"ORDER FOR SERVICE"**

**ONE FORM FOR EACH ADDRESS**

**ATTORNEY'S NAME** Richard Brent Somach, Esquire  
**ADDRESS** 1132 Hamilton Street, Suite 201  
Allentown, PA 18101  
**TELEPHONE #** 610-432-2244

**CASE CAPTION:**

**JMC REAL ESTATE, INC., Assignee of  
NATIONAL PENN BANK, successor in  
Merger to FIRST FEDERAL SAVINGS  
AND LOAN ASSOCIATION OF  
HAZLETON,**

**vs.     RUSSELL W. LEWIS,**

**Plaintiff**

**Defendant**

**SERVICE TO BE MADE ON** Russell W. Lewis

**ADDRESS FOR SERVICE** 236 W. 3<sup>rd</sup> Street

Bloomsburg, PA 17815

**TYPE OF PAPER:**

Complaint in Mortgage Foreclosure	_____	Complaint in Civil Action	_____
Reinstated Complaint in Mortgage Foreclosure	_____	Reinstated Complaint	_____
Summons in Civil Action	_____	Writ of Revival	_____
Reissued Summons in Civil Action	_____	Writ of Execution	<u>XX</u>

**\*\*\*DEPOSIT FOR SCHUYLKILL COUNTY \$1,350.00\*\*\***

**SPECIAL INSTRUCTIONS:**

DEPUTIZE \_\_\_\_\_ COUNTY (WITHIN PENNSYLVANIA ONLY)  
REGISTERED MAIL \_\_\_\_\_ (OUTSIDE OF THE UNITED STATES ONLY)  
REGULAR MAIL \_\_\_\_\_ CERTIFIED MAIL \_\_\_\_\_  
POST PROPERTY \_\_\_\_\_  
OTHER \_\_\_\_\_

**A SELF-ADDRESSED STAMPED ENVELOPE IS ATTACHED HERETO FOR  
MAILING OF RECEIPT AFTER SERVICE IS COMPLETED**



**COLUMBIA COUNTY SHERIFF'S OFFICE**

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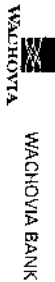
**\*\*\*DEPOSIT FOR SCHUYLKILL COUNTY \$1,350.00\*\*\***

**SPECIAL INSTRUCTIONS:**

DEPUTIZE \_\_\_\_\_ COUNTY (WITHIN PENNSYLVANIA ONLY)  
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REGULAR MAIL \_\_\_\_\_ CERTIFIED MAIL \_\_\_\_\_  
POST PROPERTY XX \_\_\_\_\_  
OTHER \_\_\_\_\_

**A SELF-ADDRESSED STAMPED ENVELOPE IS ATTACHED HERETO FOR  
MAILING OF RECEIPT AFTER SERVICE IS COMPLETED**

**SOMACH AND WESTER**  
ATTORNEYS AT LAW  
1132 HAMILTON ST., SUITE 201  
ALLENTOWN, PA. 18101



NUMBER

10143

3-50/310

PAY One Thousand Three Hundred Fifty \*\*\*\*\*

DATE

APR 6/2009

AMOUNT

\$1,350.00

00/100

TO THE Sheriff of Columbia County  
ORDER  
OF

TRUST ACCOUNT/OLTA

⑈0000010113⑈ ⑆031000503⑆ 203000085304 ⑈