

SHERIFF'S SALE COST SHEET

Mid First Bank vs. Leonio + Rosa H. Arzobulos
 NO. 97-10 ED NO. 79-10 JD DATE/TIME OF SALE May 26 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>28.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>24.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>436.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1503.33</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1728.33</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>56.00</u>
TOTAL ***** \$ <u>66.00</u>	

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

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>1695.46</u>
WATER 20	\$ <u> </u>
TOTAL ***** \$ <u>1695.46</u>	

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>- 0 -</u>	

TOTAL COSTS (OPENING BID) \$ 4060.79

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

Mid First Bank vs Leoncio & Rosalia Morales

NO. 41-10 ED NO. 99-10 JD

DATE/TIME OF SALE: June 26 10 10

BID PRICE (INCLUDES COST) \$ 4660.79

POUNDAGE - 2% OF BID \$ 81.22

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4742.01

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John S. Slick

TOTAL DUE: \$ 4742.01

LESS DEPOSIT: \$ 1350.-

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2792.01

LAW OFFICES

PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2393

TELEPHONE (717) 234-4178
TELECOPIER (717) 233-1149

June 7, 2010

OFFICE OF THE SHERIFF
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

Re: MIDFIRST BANK vs. LEONCIO MERCEDES & ROSALIA MERCEDES
No. 2010-CV-99

Dear Sheriff:

Enclosed please find our check in the amount of \$2,792.01 which represents the balance of the costs in the above sale. Also enclosed are affidavits of value for the deed to be recorded. KINDLY MARK THE WRIT WITHDRAWN.

THE GRANTEE SHOULD BE:

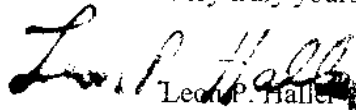
MIDFIRST BANK
999 NW GRAND BLVD.
Suite 100
OKLAHOMA CITY, OK 73118

Please have the Recorder return the recorded deed and recording receipt to me in the enclosed envelope.

PLEASE CALL OUR OFFICE, COLLECT IF NECESSARY, THE DAY THE DEED IS RECORDED.

Thank you for your cooperation in this matter. Please call if you need anything further.

Very truly yours,


Leo P. Haller

LPH/kb
Enclosure

Vendor COLUMBIA COUNTY SHERIFF
Reference #

CHECK DATE 06/07/2010
CHECK NO. 158261

CHECK AMOUNT

keb M02090-35798 06/07/2010 2792.01 2792.01

Balance of Sale Costs MFB/Mercedes

158261

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

METRO
BANK

60-184-313

Verify EZShield™ Check Fraud
95% Protection for Business

CHECK NO. 158261
CHECK DATE 06/07/2010

CHECK AMOUNT
\$2,792.01

Security features. Details on back.

PAY
TO THE ORDER OF
COLUMBIA COUNTY SHERIFF

Two thousand seven hundred ninety-two and one/100*****

VOID AFTER 90 DAYS



AUTHORIZED SIGNATURE

⑈158261⑈ ⑆031301846⑆ 51 320931 2⑈

PURCELL, KRUG & HALLER

158261

Vendor COLUMBIA COUNTY SHERIFF
Reference #

06/07/2010 158261

keb M02090-35798 06/07/2010 2792.01 2792.01

Balance of Sale Costs MFB/Mercedes



pennsylvania

DEPARTMENT OF REVENUE

Bureau of Individual Taxes
PO BOX 280603
Harrisburg PA 17125-0603**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name Leon P. Haller, Esquire		Telephone Number: (717) 234-4178	
Street Address 1719 North Front Street	City Harrisburg	State PA	ZIP Code 17101

B. TRANSFER DATA**Date of Acceptance of Document**

Grantor(s)/Lessor(s) Sheriff of Columbia County			Grantee(s)/Lessee(s) MIDFIRST BANK		
Street Address 35 West Main Street			Street Address 999 N.W. Grand Blvd., Suite 100		
City Bloomsburg	State PA	ZIP Code 17815	City Oklahoma City	State OK	ZIP Code 73118

C. REAL ESTATE LOCATION

Street Address 213-215 West Second Street		City, Township, Borough Borough of Berwick	
County Columbia County	School District	Tax Parcel Number 04B-06-085	

D. VALUATION DATA

1. Actual Cash Consideration \$4,142.01	2. Other Consideration + 0.00	3. Total Consideration = \$4,142.01
4. County Assessed Value \$52,250.00	5. Common Level Ratio Factor X 3.69	6. Fair Market Value = \$192,802.50

E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	---	---

2. Check Appropriate Box Below for Exemption Claimed

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

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

Signature of Correspondent or Responsible Party

Leon P. Haller, Esquire

Date

6/8/10

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

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 5, 12, 19, 2010 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 19th day of May, 2010.

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

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.



The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 0235. Our records indicate that this item was delivered on 03/29/2010 at 10:54 a.m. in PASSAIC, NJ, 07055. The scanned image of the recipient information is provided below.

Delivery Section

Rosalie Mercedes
Rosalie Mercedes

NY
102

United States Postal Service

Customer Reference Number: 41ED2010



Date Produced: 04/05/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 0242. Our records indicate that this item was delivered on 03/29/2010 at 10:54 a.m. in PASSAIC, NJ, 07055. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section
No
NY
NJ
07055
Rosalia Mercedes
Rosalia Mercedes

Address of Recipient:

NY
NJ
07055

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 41ED2010



Date Produced: 04/05/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 0259. Our records indicate that this item was delivered on 03/29/2010 at 09:55 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below.

Signature of Recipient:

A handwritten signature in black ink that reads "John P. Kelly".

Address of Recipient:

A handwritten address in black ink that reads "PO Dept of A" on the first line and "Harrisburg, PA" on the second line.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 41ED2010



Date Produced: 04/05/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 0266. Our records indicate that this item was delivered on 04/02/2010 at 10:49 a.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section
ure
[Handwritten signature]
[Handwritten signature]

Address of Recipient:

1150 [Handwritten address]
[Handwritten address]

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 41ED2010

LAW OFFICES
PURCELL, KRUG & HALLER

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-1206
E-MAIL: MTG@PKH.COM

JOHN W. PURCELL
HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
VALERIE A. GUNN
JILL M. WINEKA
BRIAN J. TYLER
NICHOLE M. STALEY

JOSEPH NISSLEY (1910-1982)
ANTHONY DiSANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD
(717) 533-3836

May 14, 2010

Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

Re: 2010-CV-99 MIDFIRST BANK vs. LEONCIO MERCEDES ROSALIA
MERCEDES

Dear Sir/Madam:

Enclosed please find a copy of the Return of Service regarding the above-referenced case for your records, as well as one copy. Please time-stamp the enclosed copy and return to me in the self-addressed stamped envelope provided. Should you have any questions, please do not hesitate to contact our office.

Very truly yours,

Leon P. Haller, Esquire

LPH:bav

Enclosure

MIDFIRST BANK,
PLAINTIFF

VS.

LEONCIO MERCEDES
ROSALIA MERCEDES,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2010-CV-99

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 3/30/2010, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

LEONCIO MERCEDES
127 JACKSON STREET
PASSAIC, NJ 07055

LEONCIO MERCEDES
213-215 WEST SECOND STREET
BERWICK, PA 18603

ROSALIA MERCEDES
213-215 WEST SECOND STREET
BERWICK, PA 18603

ROSALIA MERCEDES
127 JACKSON STREET
PASSAIC, NJ 07055

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
213-215 WEST SECOND STREET
BERWICK, PA 18603

By 
PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

LAW OFFICES

Purcell, Krug & Haller

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 233-1149

HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
JILL M. WINEKA
NICHOLE M. STALEY O'GORMAN
LISA A. RYNARJ
LATOYA C. WINFIELD

HERSHEY
(717) 533-3836

JOSEPH NISSLEY (1910-1982)

JOHN W. PURCELL
VALERIE A. GUNN
Of Counsel

LEONCIO MERCEDES
127 JACKSON STREET
PASSAIC, NJ 07055

LEONCIO MERCEDES
213-215 WEST SECOND STREET
BERWICK, PA 18603

ROSALIA MERCEDES
213-215 WEST SECOND STREET
BERWICK, PA 18603

ROSALIA MERCEDES
127 JACKSON STREET
PASSAIC, NJ 07055

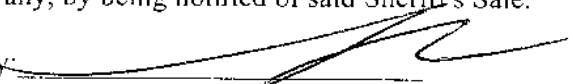
DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
213-215 WEST SECOND STREET
BERWICK, PA 18603

NOTICE IS HEREBY GIVEN to the Defendants in the within action and those parties who hold one or more mortgages, judgments or tax liens against the real estate which is the subject of the Notice of Sale pursuant to Pennsylvania Rule of Civil Procedure 3129.1 attached hereto.

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

YOU ARE FURTHER NOTIFIED that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

By: 
Leon P. Haller PA L.D. 15700
Attorney for Plaintiff

MIDFIRST BANK,
PLAINTIFF

VS.

LEONCIO MERCEDES
ROSALIA MERCEDES,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2010-CV-99

IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: Wednesday, May 26, 2010

TIME: 9:30 O'CLOCK A.M.; prevailing local time

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**213-215 WEST SECOND STREET
BERWICK, PA 18603**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2010-CV-99

JUDGMENT AMOUNT \$155,581.59

THE NAMES OF THE OWNERS OR REPUTED OWNERS of this property is:

LEONCIO MERCEDES AND ROSALIA MERCEDES

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff **(for example, to banks that hold mortgages and municipalities that are owed taxes)** will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

ALL THAT CERTAIN lot, piece of parcel of land together with a portion of double dwelling house and other improvements thereon erected, lying and being situate on the northerly side of West Second Street, between Mulberry and Vine Streets, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to-wit:

PARCEL NO. 1

BEGINNING at a point in the northerly line of West Second Street at a distance of thirty-seven feet nine inches (37' 9"), more or less, from the southwesterly corner of land late of Charles C. Evans and immediately adjoining on the westerly side of the land now or late of Mary Petty and Emily G. Petty; thence in a northerly direction along line of land now or late of Mary Petty and Emily G. Petty a distance of one hundred eighty-one and one-half feet (181 ½') to the southerly line of West Third Street; thence in a westerly direction along the southerly line of West Third Street a distance of thirty-five feet nine inches (35' 9"), more or less, to the northeasterly corner of Inlot Number sixty-two (62) as marked and designated on the General Plan of the Borough of Berwick; thence in a southerly direction along the easterly line of Inlot Number sixty-two (62) and parallel with the first course herein a distance of One hundred eighty-one and one-half feet (181 ½') to the northerly line of West Second Street, aforesaid; thence in a easterly direction along line of West Second Street a distance of thirty-five feet nine inches (35' 9") more or less to the northwesterly corner of land now or late of Mary Petty and Emily G. Petty, aforesaid, the place of Beginning, and upon which is located the westerly one-half of a large double dwelling house.

PARCEL NO. 2

ALL THAT CERTAIN piece or parcel of land together with a portion of double dwelling house and other improvements thereon erected, situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows , to-wit:

BEGINNING on the northerly side of West Second Street, between Mulberry and Vine Streets, at the corner of lot now or late of Charles C. Evans; thence in a northerly direction along land now or late of Charles C. Evans a distance of One hundred eighty-one and one-half (181 ½') to West Third Street; thence in a westerly direction along Third Street a distance of thirty-seven feet nine inches (37' 9"), more or less; thence in a southerly direction parallel with the first course herein a distance of One hundred eighty-one and one-half feet (181 ½') to West Second Street aforesaid; thence in an easterly direction along West Second Street a distance of thirty-seven feet nine inches (37' 9"), more or less, to the corner of land now or late of Charles C. Evans, aforesaid, the place of Beginning, and upon which premises is located the easterly one-half of a large double dwelling house.

HAVING thereon erected a dwelling known as 213-215 West Second Street, Berwick, PA 18603.

Tax Parcel No. 04B-06-085

(Previously erroneously referred to as Tax Parcel No. 43-6-85)

BEING THE SAME PREMISES WHICH Timothy B. Mason and Nichole M. Mason by deed dated 8/18/06 and recorded 8/23/06 in Columbia County Deed Instrument No. 2006-08668, granted and conveyed unto Leoncio Mercedes and Rosalie Mercedes.

Coal and coal bed methane gas and mining rights and all rights incident to the extraction or development of coal or coal bed methane gas heretofore conveyed, excepted and reserved by instruments of record; the right of surface, lateral or subjacent support; or any surface subsidence.

NOTICE: "THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND"

[This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

OIL AND GAS EXCEPTION: Oil and gas and minerals and all rights incident to the extraction or development of oil and gas or minerals heretofore conveyed, leased, excepted or reserved by instruments of record.

Affidavit of Process Server

THE COURT OF COMMON PLEAS, COLUMBIA COUNTY, PENNSYLVANIA

(NAME OF COURT)

Midfirst Bank
PLAINTIFF/PETITIONER

vs Leoncio & Rosalia Mercedes
DEFENDANT/RESPONDENT

2010-CV-99
CASE NUMBER

I, Jeaneen Livoti, being first duly sworn, depose and say: that I am over the age of 18 years and not a party to this action, and that within the boundaries of the state where service was effected, I was authorized by law to perform said service.

Service: I served Leoncio Mercedes

NAME OF PERSON / ENTITY BEING SERVED

with (list documents) NOTICE OF SHERIFF'S SALE

by leaving with Rosalia Mercedes Wife At

NAME

RELATIONSHIP

☒ Residence 127 Jackson Street Passaic, New Jersey

ADDRESS

CITY / STATE

☐ Business

ADDRESS

CITY / STATE

On 04/08/2010 AT 2:16 PM

DATE

TIME

☐ Inquired if subject was a member of the U.S. Military and was informed they are not.

Thereafter copies of the documents were mailed by prepaid, first class mail on N/A

DATE

from _____
CITY STATE ZIP

Manner of Service:

☐ **Personal:** By personally delivering copies to the person being served.

☒ **Substituted at Residence:** By leaving copies at the dwelling house or usual place of abode of the person being served with a member of the household over the age of 18 years and explaining the general nature of the papers.

☐ **Substituted at Business:** By leaving, during office hours, copies at the office of the person/entity being served with the person apparently in charge thereof.

☐ **Posting:** By posting copies in a conspicuous manner to the front door of the person/entity being served.

Non-Service: After due search, careful inquiry and diligent attempts at the address(es) listed above, I have been unable to effect process upon the person/entity being served because of the following reason(s):

☐ Unknown at Address ☐ Moved, Left no Forwarding ☐ Service Cancelled by Litigant ☐ Unable to Serve in Timely Fashion
☐ Address Does Not Exist ☐ Other _____

Service Attempts: Service was attempted on: (1) same as above

DATE

TIME

(2)

DATE

TIME

(3) _____

DATE

TIME

(4)

DATE

TIME

(5)

DATE

TIME

Description: Age 45 Sex Female Race Hispanic Height 5'1" Weight 155 Hair Brown Beard NO Glasses NO

SIGNATURE OF PROCESS SERVER

SUBSCRIBED AND SWORN to before me this 8th day of April, 20 10, by Jeaneen Livoti
Proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ANDREA M. SHELSE
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 8, 2014

SIGNATURE OF NOTARY PUBLIC

NOTARY PUBLIC for the state of New Jersey



2. Article Number



7160 3901 9848 7275 6603

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) ☒ Yes

1. Article Addressed to:

ROSALIA MERCEDES
127 JACKSON STREET
PASSAIC, NJ 07055

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

ROSALIA MERCEDES

C. Signature

Rosalia Mercedes

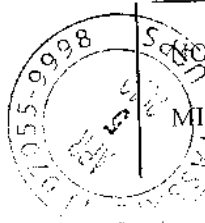
☐ Agent

☐ Addressee

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

Reference Information



MAY 26/10

MIDDLEBURY/MERCEDES

7160 3901 9848 7275 6634

TO: LEONCIO MERCEDES
127 JACKSON STREET
PASSAIC, NJ 07055

SENDER: MIDLAND/MERCEDES

REFERENCE: NOS 05/26/10

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.61
	Certified Fee	2.80
	Return Receipt Fee	2.30
	Restricted Delivery	4.50
	Total Postage & Fees	10.21

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

7160 3901 9848 7275 6603

TO: ROSALIA MERCEDES
127 JACKSON STREET
PASSAIC, NJ 07055

SENDER: MIDLAND/MERCEDES

REFERENCE: NOS 05/26/10

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.61
	Certified Fee	2.80
	Return Receipt Fee	2.30
	Restricted Delivery	4.50
	Total Postage & Fees	10.21

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

7160 3901 9848 7275 6627

TO: LEONCIO MERCEDES
213-215 WEST SECOND STREET
BERWICK, PA 18603

SENDER: MIDLAND/MERCEDES

REFERENCE: NOS 05/26/10

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.61
	Certified Fee	2.80
	Return Receipt Fee	2.30
	Restricted Delivery	4.50
	Total Postage & Fees	10.21

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

7160 3901 9848 7275 6610

TO: ROSALIA MERCEDES
213-215 WEST SECOND STREET
BERWICK, PA 18603

SENDER: MIDLAND/MERCEDES

REFERENCE: NOS 05/26/10

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.61
	Certified Fee	2.80
	Return Receipt Fee	2.30
	Restricted Delivery	4.50
	Total Postage & Fees	10.21

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

MIDLAND MORTGAGE COMPANY v. LEONCIO MERCEDES ROSALIA MERCEDES
Columbia County Sale 05/26/10

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

LEONCIO MERCEDES
127 JACKSON STREET
PASSAIC, NJ 07055

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

ROSALIA MERCEDES
127 JACKSON STREET
PASSAIC, NJ 07055

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

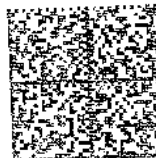
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Postmark:



UNITED STATES POSTAGE
02 1M
0004264324
\$ 01.15⁰
MAR 30 2010
MAILED FROM ZIP CODE 17102

MIDLAND MORTGAGE COMPANY v. LEONCIO MERCEDES ROSALIA MERCEDES
Columbia County Sale 05/26/10

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT
213-215 WEST SECOND STREET
BERWICK, PA 18603

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

LEONCIO MERCEDES
213-215 WEST SECOND STREET
BERWICK, PA 18603

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

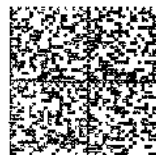
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

ROSALIA MERCEDES
213-215 WEST SECOND STREET
BERWICK, PA 18603

Postmark:



UNITED STATES POSTAGE
02 14
0004284324 MAR 30 2010
\$ 01.15⁰
MAILED FROM ZIP CODE 17102

MIDFIRST BANK,
PLAINTIFF

VS.

LEONCIO MERCEDES
ROSALIA MERCEDES,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2010-CV-99

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 3/30/2010, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

LEONCIO MERCEDES
127 JACKSON STREET
PASSAIC, NJ 07055

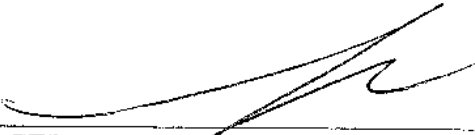
LEONCIO MERCEDES
213-215 WEST SECOND STREET
BERWICK, PA 18603

ROSALIA MERCEDES
213-215 WEST SECOND STREET
BERWICK, PA 18603

ROSALIA MERCEDES
127 JACKSON STREET
PASSAIC, NJ 07055

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
213-215 WEST SECOND STREET
BERWICK, PA 18603

By 
PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178



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.

MIDFIRST BANK

VS.

LEONCIO & ROSALIA MERCEDES

WRIT OF EXECUTION #41 OF 2010 ED

POSTING OF PROPERTY

APRIL 19, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF LEONCIO & ROSALIA MERCEDES AT 213-215 WEST 2ND STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19TH DAY OF APRIL 2010

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) 764-6380

MIDFIRST BANK

41ED2010

VS

LEONCIO MERCEDES
ROSALIA MERCEDES

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, APRIL 19, 2010, THE WITHIN MORTGAGE FORECLOSURE WAS SERVED BY CERTIFIED MAILING TO ROSALIA MERCEDES AT 127 JACKSON STREET, PASSAIC WITH ROSALIA MERCEDES SIGNING FOR 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 MONDAY, APRIL 19, 2010

Sarah Jane Klingaman
NOTARY PUBLIC

X Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

X _____

Purcell, Krug & Haller
1719 North Front Street
Suite
Harrisburg, PA 17102-2392

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 789-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

MIDFIRST BANK

41ED2010

VS

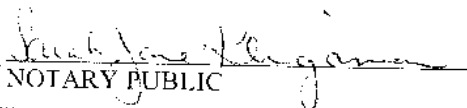
LEONCIO MERCEDES
ROSALIA MERCEDES

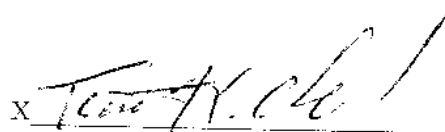
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, APRIL 19, 2010, THE WITHIN MORTGAGE FORECLOSURE WAS
SERVED BY CERTIFIED MAILING TO LEONCIO MERCEDES AT 127 JACKSON STREET,
PASSAIC WITH ROSALIA MERCEDES SIGNING FOR 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 MONDAY, APRIL 19, 2010


NOTARY PUBLIC

X 
TIMOTHY T. CHAMBERLAIN
SHERIFF

X _____

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

Purcell, Krug & Haller
1719 North Front Street
Suite
Harrisburg, PA 17102-2392



Date Produced: 04/05/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ Item number 7192 4291 0010 0000 0235. Our records indicate that this item was delivered on 03/29/2010 at 10:54 a.m. in PASSAIC, NJ, 07055. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section
ve
Rosalie Mercedes
Rosalie Mercedes

Address of Recipient:

my
me

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 41ED2010



Date Produced: 04/05/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 0242. Our records indicate that this item was delivered on 03/29/2010 at 10:54 a.m. in PASSAIC, NJ, 07055. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section
Re Rosalia Mercedes
Re Rosalia Mercedes

Address of Recipient:

My
see

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 41ED2010



Date Produced: 04/05/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 0259. Our records indicate that this item was delivered on 03/29/2010 at 09:55 a.m. in HARRISBURG, PA, 17107. The scanned image of the recipient information is provided below.

Signature of Recipient:

John P. Kelly
John P. Kelly

Address of Recipient:

PA Dept of Cr.
Justice

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 41ED2010



Date Produced: 04/05/2010

COUNTY OF COLUMBIA - SHERIFF

The following is the delivery information for Certified Mail™ item number 7192 4291 0010 0000 0266. Our records indicate that this item was delivered on 04/02/2010 at 10:49 a.m. in KING OF PRUSSIA, PA, 19406. The scanned image of the recipient information is provided below.

Signature of Recipient:

Delivery Section
ure
[Handwritten signature]
#1001

Address of Recipient:

1150 121 Ave
#1001

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 41ED2010



April 1, 2010

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

MIDFIRST BANK

VS.

**LEONCIO MERCEDES
ROSALIA MERCEDES**

DOCKET # 41ED2010

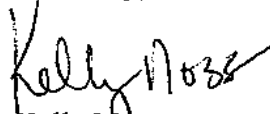
JD # 99JD2010

Dear Timothy:

The amount due on the sewer account #111501 for the property located at 213 W. 2nd Street Berwick, Pa through June 30, 2010 is **\$1695.46**.

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

Sincerely,


Kelly Noss
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

Phone: (570) 752-8477 • Fax: (570) 752-8479

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 3/24/2010

SERVICE# 3 - OF - 13 SERVICES
DOCKET # 41ED2010

PLAINTIFF MIDFIRST BANK

DEFENDANT LEONCIO MERCEDES
ROSALIA MERCEDES

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
213 WEST SECOND STREET	
BERWICK	

SERVED UPON VACANT / POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 03-29-10 TIME 1115 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

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

DEPUTY *P. D'Angelo* DATE 03-29-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 3/24/2010

SERVICE# 4 - OF - 13 SERVICES
DOCKET # 41ED2010

PLAINTIFF MIDFIRST BANK

DEFENDANT LEONCIO MERCEDES
ROSALIA MERCEDES

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
215 WEST SECOND STREET	
BERWICK	

SERVED UPON VACANT / POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 03 29 10 TIME 1115 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

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

DEPUTY

P. D'Angelo DATE 03 29 10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 3/24/2010

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 41ED2010

PLAINTIFF MIDFIRST BANK

DEFENDANT LEONCIO MERCEDES
ROSALIA MERCEDES

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGHER-TAX COLLECTOR	MORTGAGE FORECLOSURE
1615 LINCOLN AVE	
BERWICK	

SERVED UPON MARGIE FRIZZ

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 03-28-10 TIME 1140 MILEAGE _____ OTHER _____

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

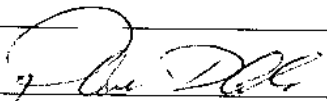
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS

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

DEPUTY

 DATE 03-29-10

Tax Notice 2010 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603**HOURS** MON, TUE, THUR : 9:30 AM - 4 PM

CLOSED WEDNESDAY & FRIDAYS

CLOSED HOLIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA County

DATE
03/01/2010BILL NO.
4995

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	52,250	6.146	314.71	321.13	353.24
SINKING		1.345	68.87	70.28	77.31
FIRE		1.25	64.00	65.31	68.58
LIGHT		1.75	89.61	91.44	96.01
BORO RE		11.1	568.38	579.98	608.98
The discount & penalty have been calculated for your convenience			1,105.57 April 30 If paid on or before	1,128.14 June 30 If paid on or before	1,204.12 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTEDMERCEDES LEONCIO & ROSALIA
127 JACKSON STREET
PASSAIC NJ 07055

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL:	04B-06	-085-00,000
213 W SECOND ST		
.3092 Acres	Land	6,734
	Buildings	45,516
Total Assessment		52,250

This tax returned to
courthouse on:
January 1, 2011**FILE COPY**

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 3/24/2010

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 41ED2010

PLAINTIFF MIDFIRST BANK

DEFENDANT LEONCIO MERCEDES
ROSALIA MERCEDES

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE	
BERWICK	

SERVED UPON Kelly Mercedes

RELATIONSHIP Client IDENTIFICATION _____

DATE 03/24/10 TIME 1000 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

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

DEPUTY P. D'Angelo DATE 03/24/10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/24/2010

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 41ED2010

PLAINTIFF MIDFIRST BANK

DEFENDANT LEONCIO MERCEDES
ROSALIA MERCEDES

ATTORNEY FIRM Purcell, Krug & Haller

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Maureen Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 3-25-10 TIME 1622 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

3-25-10

COUNTY OF COLUMBIA

Fee: \$5.00

District: BERWICK BORO
Deed: 20060 -8668
Location: 213 W 2ND STREET P L
Parcel Id:04B-06 -085-00,000

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/24/2010

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 41ED2010

PLAINTIFF MIDFIRST BANK

DEFENDANT LEONCIO MERCEDES
ROSALIA MERCEDES

ATTORNEY FIRM Purcell, Krug & Haller

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

SERVED UPON Renee Newhart

RELATIONSHIP Office Manager IDENTIFICATION _____

DATE 3-25-10 TIME 0959 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

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

DEPUTY  DATE 3-25-10

Document Receipt

Trans # 17780 Carrier / service: POST 2PM 3/25/2010

Ship to: 17780

LEONCIO MERCEDES

127 JACKSON STREET

Tracking #: 9171924291001000000235

Doc Ref #: 41ED2010

PASSAIC NJ 07055

Document Receipt

Trans # 17781 Carrier / service: POST 2PM 3/25/2010

Ship to: 17781

ROSALIA MERCEDES

127 JACKSON STREET

Tracking #: 9171924291001000000242

Doc Ref #: 41ED2010

PASSAIC NJ 07055

Document Receipt

Trans # 17782 Carrier / service: POST 2PM 3/25/2010

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

DEPARTMENT 281230

Tracking #: 9171924291001000000259

Doc Ref #: 41ED2010

HARRISBURG PA 17128

Document Receipt

Trans # 17783 Carrier / service: POST 2PM 3/25/2010

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

ROBERT N.C. NIX FEDERAL BUILDING
900 MARKET STREET- 5TH FLOOR

Tracking #: 9171924291001000000266

Doc Ref #: 41ED2010

PHILADELPHIA PA 19107

Document Receipt

Trans # 17784 Carrier / service: POST 2PM 3/25/2010

Ship to: FAIR
OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016

Tracking #: 9171924291001000000273

Doc Ref #: 41ED2010

HARRISBURG PA 17105

Document Receipt

Trans # 17785 Carrier / service: POST 2PM 3/25/2010

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000000280

Doc Ref #: 41ED2010

PHILADELPHIA PA 19106

REAL ESTATE OUTLINE

ED # 41-10

DATE RECEIVED 3-24-10
DOCKET AND INDEX 3-29-10

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>156143</u>

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

SALE DATE	<u>May 26, 10</u>	TIME <u>0930</u>
POSTING DATE	<u>Apr 20, 10</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>May 5</u>	
	2 ND WEEK <u>12</u>	
	3 RD WEEK <u>19</u>	

SHERIFF'S SALE

WEDNESDAY MAY 26, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 41 OF 2010 ED AND CIVIL WRIT NO. 99 OF 2010 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 lot, piece of parcel of land together with a portion of double dwelling house and other improvements thereon erected, lying and being situate on the northerly side of West Second Street, between Mulberry and Vine Streets, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to-wit:

PARCEL NO. 1

BEGINNING at a point in the northerly line of West Second Street at a distance of thirty-seven feet nine inches (37' 9"), more or less, from the southwesterly corner of land late of Charles C. Evans and immediately adjoining on the westerly side of the land now or late of Mary Petty and Emily G. Petty; thence in a northerly direction along line of land now or late of Mary Petty and Emily G. Petty a distance of one hundred eighty-one and one-half feet (181 ½') to the southerly line of West Third Street; thence in a westerly direction along the southerly line of West Third Street a distance of thirty-five feet nine inches (35' 9"), more or less, to the northeasterly corner of Inlot Number sixty-two (62) as marked and designated on the General Plan of the Borough of Berwick; thence in a southerly direction along the easterly line of Inlot Number sixty-two (62) and parallel with the first course herein a distance of One hundred eighty-one and one-half feet (181 ½') to the northerly line of West Second Street, aforesaid; thence in a easterly direction along line of West Second Street a distance of thirty-five feet nine inches (35' 9") more or less to the northwesterly corner of land now or late of Mary Petty and Emily G. Petty, aforesaid, the place of Beginning, and upon which is located the westerly one-half of a large double dwelling house.

PARCEL NO. 2

ALL THAT CERTAIN piece or parcel of land together with a portion of double dwelling house and other improvements thereon erected, situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the northerly side of West Second Street, between Mulberry and Vine Streets, at the corner of lot now or late of Charles C. Evans; thence in a northerly direction along land now or late of Charles C. Evans a distance of One hundred eighty-one and one-half (181 ½') to West Third Street; thence in a westerly direction along Third Street a distance of thirty-seven feet nine inches (37' 9"), more or less; thence in a southerly direction parallel with the first course herein a distance of One hundred eighty-one and one-half feet (181 ½') to West Second Street aforesaid; thence in an easterly direction along West Second Street a distance of thirty-seven feet nine inches (37' 9"), more or less, to the corner of land now or late of Charles C. Evans, aforesaid, the place of Beginning, and upon which premises is located the easterly one-half of a large double dwelling house.

HAVING thereon erected a dwelling known as 213-215 West Second Street, Berwick, PA 18603.

Tax Parcel No. 04B-06-085 (Previously erroneously referred to as Tax Parcel No. 43-6-85)

BEING THE SAME PREMISES WHICH Timothy B. Mason and Nichole M. Mason by deed dated 8/18/06 and recorded 8/23/06 in Columbia County Deed Instrument No. 2006-08668, granted and conveyed unto Leoncio Mercedes and Rosalie Mercedes.

Coal and coal bed methane gas and mining rights and all rights incident to the extraction or development of coal or coal bed methane gas heretofore conveyed, excepted and reserved by instruments of record; the right of surface, lateral or subjacent support; or any surface subsidence.

NOTICE: "THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED

OR REFERRED TO HEREIN AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND"

[This notice is set forth in the manner provided in Section I of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

OIL AND GAS EXCEPTION: Oil and gas and minerals and all rights incident to the extraction or development of oil and gas or minerals heretofore conveyed, leased, excepted or reserved by instruments of record.

TERMS OF SALE

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

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale in cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

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

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

Plaintiff's Attorney
Leon Haller
1719 North Front Street
Harrisburg, PA 17102

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

SHERIFF'S SALE

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Coal and coal bed methane gas and mining rights and all rights incident to the extraction or development of coal or coal bed methane gas heretofore conveyed, excepted and reserved by instruments of record; the right of surface, lateral or subjacent support; or any surface subsidence.

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

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

Plaintiff's Attorney
Leon Haller
1719 North Front Street
Harrisburg, PA 17102

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

MIDFIRST BANK,
PLAINTIFF

VS.

LEONCIO MERCEDES
ROSALIA MERCEDES,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2010-CV-99

2010-ED-241
IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **213-215 WEST SECOND STREET BERWICK, PA 18603** as follows:

Amount due pursuant to Judgment	\$155,581.59
Interest	\$3,295.74
Per diem of \$27.93 to 6/1/10	
Late Charges	\$225.44
(\$56.36 per month to 6/1/10)	
Escrow Deficit	\$4,346.00
TOTAL WRIT	\$163,448.77

PLUS COSTS:

Dated: 3-24-10

Tami B Kline
PROTHONOTARY

(SEAL)

By Kelly P Blawie
DEPUTY
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

MIDFIRST BANK,
PLAINTIFF

VS.

LEONCIO MERCEDES
ROSALIA MERCEDES,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2010-CV-99

2010-ED-41
IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

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Escrow Deficit	\$4,346.00

TOTAL WRIT \$163,448.77

PLUS COSTS:

Dated: 3-24-10

Tami B. Kline
PROTHONOTARY

(SEAL)

By Kelly P. Brewer
DEPUTY
Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: **MIDFIRST BANK**

VS.

Defendant(s): **LEONCIO MERCEDES and ROSALIA MERCEDES**

Filed to No. **2010-CV-99**

INSTRUCTIONS

This is real estate execution. The property is located at:

213-215 WEST SECOND STREET BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

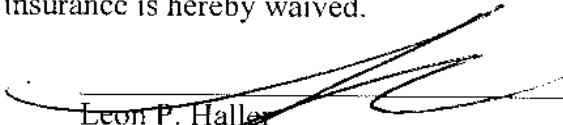
The parties to be served **PERSONALLY** and their addresses are as follows:

LEONCIO MERCEDES, 127 JACKSON STREET PASSAIC, NJ 07055
ROSALIA MERCEDES, 127 JACKSON STREET PASSAIC, NJ 07055

WAIVER OF WATCHMAN AND 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.

NOW, March 18, 2010 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.


Leon P. Haller
Attorney for Plaintiff
PA I.D. #15700

TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: **MIDFIRST BANK**

VS.

Defendant(s): **LEONCIO MERCEDES and ROSALIA MERCEDES**

Filed to No. **2010-CV-99**

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(A more complete legal description accompanies these documents.)

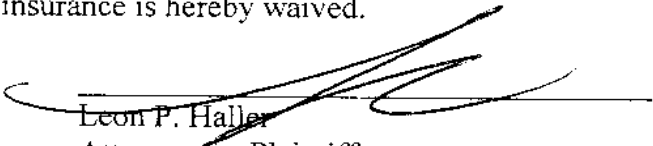
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LEONCIO MERCEDES, 127 JACKSON STREET PASSAIC, NJ 07055
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NOW, March 18, 2010 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.


Leon P. Haller
Attorney for Plaintiff
PA I.D. #15700

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VS.

Defendant(s): **LEONCIO MERCEDES and ROSALIA MERCEDES**

Filed to No. **2010-CV-99**

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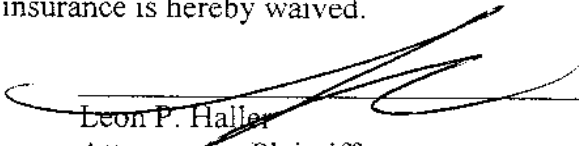
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213-215 WEST SECOND STREET BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

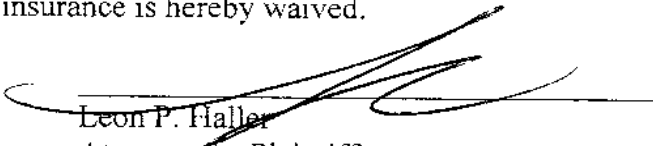
The parties to be served **PERSONALLY** and their addresses are as follows:

LEONCIO MERCEDES, 127 JACKSON STREET PASSAIC, NJ 07055
ROSALIA MERCEDES, 127 JACKSON STREET PASSAIC, NJ 07055

WAIVER OF WATCHMAN AND 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.

NOW, March 18, 2010 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.


Leon P. Haller
Attorney for Plaintiff
PA I.D. #15700

MIDFIRST BANK,
PLAINTIFF
VS.

LEONCIO MERCEDES
ROSALIA MERCEDES,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2010-CV-99

IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

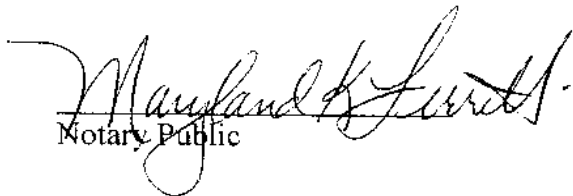
COUNTY OF DAUPHIN :

Personally appeared before me, a Notary Public in and for said Commonwealth and County,
LEON P. HALLER, ESQUIRE who being duly sworn according to law deposes and states that the
Defendant(s) above named are not in the Military or Naval Service nor are they engaged in any way
which would bring them within the Soldiers and Sailors Relief Act of 1940, as amended.

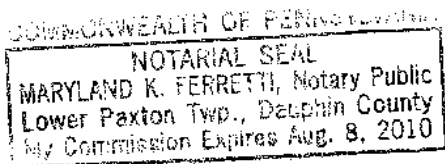
Sworn to and subscribed :

before me this 18 day :

of March 20 10 :


Notary Public


LEON P. HALLER, ESQUIRE



MIDFIRST BANK,
PLAINTIFF

VS.

LEONCIO MERCEDES
ROSALIA MERCEDES,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2010-CV-99

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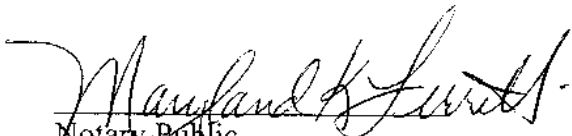
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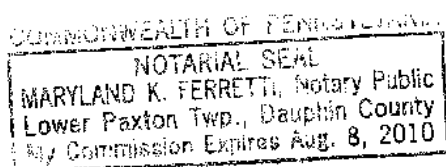
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before me this 18 day :

of March 2010 :


Notary Public


LEON P. HALLER, ESQUIRE



MIDFIRST BANK,
PLAINTIFF

VS.

LEONCIO MERCEDES
ROSALIA MERCEDES,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2010-CV-99

4/1-10

IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praccipe for the writ of execution was filed, the following information concerning the real property located at **213-215 WEST SECOND STREET BERWICK, PA 18603**:

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

LEONCIO MERCEDES
127 JACKSON STREET
PASSAIC, NJ 07055

LEONCIO MERCEDES
213-215 WEST SECOND STREET
BERWICK, PA 18603

ROSALIA MERCEDES
213-215 WEST SECOND STREET
BERWICK, PA 18603

ROSALIA MERCEDES
127 JACKSON STREET
PASSAIC, NJ 07055

2. Name and address of Defendant(s) in the Judgment, if different from that listed. in (1) above: **SAME**

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

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

PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

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

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: **UNKNOWN**

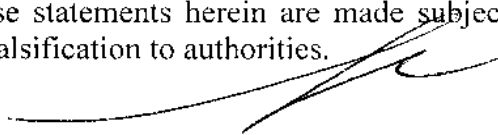
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
213-215 WEST SECOND STREET
BERWICK, PA 18603

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, 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.



Leon P. Haller PA I.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: March 18, 2010

MIDFIRST BANK,
PLAINTIFF

VS.

LEONCIO MERCEDES
ROSALIA MERCEDES,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2010-CV-99

IN MORTGAGE FORECLOSURE

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The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **213-215 WEST SECOND STREET BERWICK, PA 18603**:

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

LEONCIO MERCEDES
127 JACKSON STREET
PASSAIC, NJ 07055

LEONCIO MERCEDES
213-215 WEST SECOND STREET
BERWICK, PA 18603

ROSALIA MERCEDES
213-215 WEST SECOND STREET
BERWICK, PA 18603

ROSALIA MERCEDES
127 JACKSON STREET
PASSAIC, NJ 07055

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PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

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

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: **UNKNOWN**

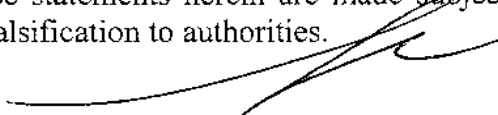
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
213-215 WEST SECOND STREET
BERWICK, PA 18603

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I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, 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.



Leon P. Haller PA I.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: March 18, 2010

MIDFIRST BANK,
PLAINTIFF

VS.

LEONCIO MERCEDES
ROSALIA MERCEDES,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2010-CV-99

IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE:

TIME:

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**213-215 WEST SECOND STREET
BERWICK, PA 18603**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2010-CV-99

JUDGMENT AMOUNT \$155,581.59

THE NAMES OF THE OWNERS OR REPUTED OWNERS of this property is:

LEONCIO MERCEDES AND ROSALIA MERCEDES

A **SCHEDULE OF DISTRIBUTION**, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

ALL THAT CERTAIN lot, piece of parcel of land together with a portion of double dwelling house and other improvements thereon erected, lying and being situate on the northerly side of West Second Street, between Mulberry and Vine Streets, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to-wit:

PARCEL NO. 1

BEGINNING at a point in the northerly line of West Second Street at a distance of thirty-seven feet nine inches (37' 9"), more or less, from the southwest corner of land late of Charles C. Evans and immediately adjoining on the westerly side of the land now or late of Mary Petty and Emily G. Petty; thence in a northerly direction along line of land now or late of Mary Petty and Emily G. Petty a distance of one hundred eighty-one and one-half feet (181 ½') to the southerly line of West Third Street; thence in a westerly direction along the southerly line of West Third Street a distance of thirty-five feet nine inches (35' 9"), more or less, to the northeasterly corner of Inlot Number sixty-two (62) as marked and designated on the General Plan of the Borough of Berwick; thence in a southerly direction along the easterly line of Inlot Number sixty-two (62) and parallel with the first course herein a distance of One hundred eighty-one and one-half feet (181 ½') to the northerly line of West Second Street, aforesaid; thence in a easterly direction along line of West Second Street a distance of thirty-five feet nine inches (35' 9") more or less to the northwesterly corner of land now or late of Mary Petty and Emily G. Petty, aforesaid, the place of Beginning, and upon which is located the westerly one-half of a large double dwelling house.

PARCEL NO. 2

ALL THAT CERTAIN piece or parcel of land together with a portion of double dwelling house and other improvements thereon erected, situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows , to-wit:

BEGINNING on the northerly side of West Second Street, between Mulberry and Vine Streets, at the corner of lot now or late of Charles C. Evans; thence in a northerly direction along land now or late of Charles C. Evans a distance of One hundred eighty-one and one-half (181 ½') to West Third Street; thence in a westerly direction along Third Street a distance of thirty-seven feet nine inches (37' 9"), more or less; thence in a southerly direction parallel with the first course herein a distance of One hundred eighty-one and one-half feet (181 ½') to West Second Street aforesaid; thence in an easterly direction along West Second Street a distance of thirty-seven feet nine inches (37' 9"), more or less, to the corner of land now or late of Charles C. Evans, aforesaid, the place of Beginning, and upon which premises is located the easterly one-half of a large double dwelling house.

HAVING thereon erected a dwelling known as 213-215 West Second Street, Berwick, PA 18603.

Tax Parcel No. 04B-06-085

(Previously erroneously referred to as Tax Parcel No. 43-6-85)

BEING THE SAME PREMISES WHICH Timothy B. Mason and Nichole M. Mason by deed dated 8/18/06 and recorded 8/23/06 in Columbia County Deed Instrument No. 2006-08668, granted and conveyed unto Leoncio Mercedes and Rosalie Mercedes.

Coal and coal bed methane gas and mining rights and all rights incident to the extraction or development of coal or coal bed methane gas heretofore conveyed, excepted and reserved by instruments of record; the right of surface, lateral or subjacent support; or any surface subsidence.

NOTICE: "THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND"

[This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

OIL AND GAS EXCEPTION: Oil and gas and minerals and all rights incident to the extraction or development of oil and gas or minerals heretofore conveyed, leased, excepted or reserved by instruments of record.

ALL THAT CERTAIN lot, piece of parcel of land together with a portion of double dwelling house and other improvements thereon erected, lying and being situate on the northerly side of West Second Street, between Mulberry and Vine Streets, in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to-wit:

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BEGINNING at a point in the northerly line of West Second Street at a distance of thirty-seven feet nine inches (37' 9"), more or less, from the southwesterly corner of land late of Charles C. Evans and immediately adjoining on the westerly side of the land now or late of Mary Petty and Emily G. Petty; thence in a northerly direction along line of land now or late of Mary Petty and Emily G. Petty a distance of one hundred eighty-one and one-half feet (181 ½') to the southerly line of West Third Street; thence in a westerly direction along the southerly line of West Third Street a distance of thirty-five feet nine inches (35' 9"), more or less, to the northeasterly corner of Inlot Number sixty-two (62) as marked and designated on the General Plan of the Borough of Berwick; thence in a southerly direction along the easterly line of Inlot Number sixty-two (62) and parallel with the first course herein a distance of One hundred eighty-one and one-half feet (181 ½') to the northerly line of West Second Street, aforesaid; thence in a easterly direction along line of West Second Street a distance of thirty-five feet nine inches (35' 9") more or less to the northwesterly corner of land now or late of Mary Petty and Emily G. Petty, aforesaid, the place of Beginning, and upon which is located the westerly one-half of a large double dwelling house.

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TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: March 18, 2010

FROM:

Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

CASE CAPTION:

MIDFIRST BANK

VS.

***LEONCIO MERCEDES
ROSALIA MERCEDES***

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2010-CV-99

SERVICE TO BE MADE ON DEFENDANT:

Defendants are OUT OF STATE. This office will pursue service and provide proof of same in our Return of Service prior to sale.

LEONCIO MERCEDES

ADDRESS FOR "PERSONAL SERVICE":

127 JACKSON STREET PASSAIC, NJ 07055

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: March 18, 2010

FROM:

Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

CASE CAPTION:

MIDFIRST BANK

VS.

***LEONCIO MERCEDES
ROSALIA MERCEDES***

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2010-CV-99

SERVICE TO BE MADE ON DEFENDANT:

Defendants are OUT OF STATE. This office will pursue service and provide proof of same in our Return of Service prior to sale.

ROSALIA MERCEDES

ADDRESS FOR "PERSONAL SERVICE":

127 JACKSON STREET PASSAIC, NJ 07055

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

SHERIFF:

I am submitting documentation necessary to schedule a Sheriffs sale of real estate.

If you require anything further or have any questions as to content or format, please contact the undersigned.

Thank you.

Maryland Ferretti / mferretti@pkh.com
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
PHONE: (717) 234-4178

Inquiries relating to service should be directed to Mindy Horley.

Inquiries relating to the actual sale should be directed to Sharon Dunn.

156143

Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17102

METRO BANK
60-184-313

CHECK NO. 156143
CHECK DATE 03/22/2010


PAY One thousand three hundred fifty and NO/100 *****
CHECK AMOUNT \$1,350.00

THE ORDER OF COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE

⑈ 156143 ⑈ ⑆031301846⑆ 51 320931 2⑈

 Security features. Details on back.