

SHERIFF'S SALE COST SHEET

Suntrust Mortgage vs. Keith Fosse & Dora Dildine
 NO. 5-10 ED NO. 1804-01 JD DATE/TIME OF SALE Aug 24 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>26.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>381.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>95.44</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1179.44</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>55.00</u>
TOTAL ***** \$ <u>65.00</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>186.83</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>191.83</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$
WATER 20	\$
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. <u>North Co.</u>	\$ <u>64.25</u>
TOTAL ***** \$ <u>64.25</u>	

TOTAL COSTS (OPENING BID) \$ 1976.50

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

Seventeenth Century VS Realty Assoc & Agent Inc

NO. 5-10 ED NO. 1804-01 JD

DATE/TIME OF SALE: Mar 24 0900

BID PRICE (INCLUDES COST) \$ 50,000.00

POUNDAGE - 2% OF BID \$ 1000.00

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3241.50

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Agent for Phelan Hallinan & Schmieg
Theresa J. Mull

TOTAL DUE: \$ 3241.50

LESS DEPOSIT: \$ 1350.-

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1891.50

Prepared By:
SUNTRUST MORTGAGE, INC.
[Name]
955 CHESTERBROOK BLVD
[Street Address]
CHESTERBROOK, PA 19087
[City, State Zip Code]
1800-330-4684
[Telephone Number]

After Recording Please Return To:
SUNTRUST MORTGAGE, INC.
[Name]
RVW 5093
[Attention]
1001 SEMMES AVENUE
[Street Address]
RICHMOND, VIRGINIA 23224
[City, State Zip Code]
[Telephone Number]

UPI/PIN/Tax ID: 260800502

National Land Transfer Corp
1110 Baltimore Pike #300
Glen Mills, PA 18342
(610) 361-0322 NLTD8-3473

[Space Above This Line For Recording Data]

Loan No.: 0208602086

MIN: 100010402086020868

MORTGAGE

DEFINITIONS

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

(A) "Security Instrument" means this document, which is dated March 19, 2008, together with all Riders to this document.

(B) "Borrower" is KEITH A FEESE, UNMARRIED, /and MEGAN D. DILDINE, unmarried. Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under



this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(D) "Lender" is SUNTRUST MORTGAGE, INC.. Lender is a corporation organized and existing under the laws of THE COMMONWEALTH OF VIRGINIA. Lender's address is 901 SEMMES AVENUE, RICHMOND, VA 23224.

(E) "Note" means the promissory note signed by Borrower and dated March 19, 2008. The Note states that Borrower owes Lender Ninety Thousand One Hundred Seventy Seven and 00/100ths Dollars (U.S. \$90,177.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than April 1, 2038.

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Revocable Trust Rider | |
| <input type="checkbox"/> Other(s) [specify] | | |

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions; transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.



(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS the following described property located in the

COUNTY

of

COLUMBIA

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

Tax Parcel ID No: 260800502

SEE ATTACHED SCHEDULE A



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which currently has the address of 77 CROUSE HOLLOW ROAD

[Street]
BLOOMSBURG, Pennsylvania 17815 ("Property Address");
[City] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seized of the estate herchy conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each



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Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver,



and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on



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which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been



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completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge



or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument.

If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount



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and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has – if any – with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair



+ 0 2 0 8 6 0 2 0 8 6 + 0 0 A D + 1 0 + 1 7

PHELAIN HALLINAN & SCHMIEG, LLC

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

Operator Assisted 215-563-7000, Ext 1477

Automated Assisted 320-0007-Ext, 1477

Fax: 215-563-7009

nora.ferrer@fedphe-pa.com

Nora Ferrer
Legal Assistant, ext.1477

Representing Lenders in
Pennsylvania and New Jersey

March 25, 2010

Office of the Sheriff
Columbia County Courthouse
5 West Main Street
Bloomsburg, PA 17815

Re: Keith A. Feese & Megan D. Dildine
77 Crouse Hollow Road
Bloomsburg, PA 17815
No. 2009-CV-1804

URGENT

Dear Sir or Madam:

I hereby assign my bid on the above captioned property knocked-down to me Daniel G. Schmieg as "attorney-on-the-writ" to **FANNIE MAE**, P.O Box 650043, Dallas, TX 75265-0043.

Please send a copy of the Deed via facsimile, record the original and send notification of the recording date. Enclosed please find two Realty Transfer Tax Statement of Values and two stamped self-addressed envelopes for your convenience.

Your cooperation in this matter would be appreciated.

Yours truly,



Nora Ferrer

Enclosure

cc: Suntrust Mortgage, Inc.

Account No. 218796

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name: **PHILAN HALLINAN & SCHMIEG, LLP** Suite 1400 Telephone Number: _____
Street Address: **One Penn Center at Suburban Station** City: **Philadelphia** State: **PA** Zip Code: **19103**
1617 JFK Blvd.

B TRANSFER DATA

Grantor(s)/Lessor(s): **Timothy T. Chamberlain - Sheriff** Date of Acceptance of Document: _____
Columbia County Courthouse Grantee(s)/Lessee(s): **FANNIE MAE**
Street Address: **P.O. Box 380, 35 W. Main St.** Street Address: **P.O. Box 650043**
City: **Bloomsburg** State: **PA** Zip Code: **17815** City: **Dallas** State: **TX** Zip Code: **75265-0043**

C PROPERTY LOCATION

Street Address: **77 Crouse Hollow Road, Bloomsburg, PA 17815** City, Township, Borough: **Mount Pleasant Township**
County: **COLUMBIA** School District: **Mount Pleasant Township** Tax Parcel Number: **26-8-005-02,000**

D VALUATION DATA

1. Actual Cash Consideration \$50,000.00	2. Other Consideration + -0-	3. Total Consideration = \$50,000.00
4. County Assessed Value \$22,060.00	5. Common Level Ratio Factor x 3.69	6. Fair Market Value = \$ 81,401.40

E EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedant) _____ (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 a copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.) (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above. **Transfer to FANNIE MAE. "This Transfer is an exempt transaction based on 72 P.S. Sect. 8102-C.3.(2) and 12 U.S.C. Sect. 1723a (c) (2)**

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 Nora M. Ferrer	Date: March 25, 2010
--	--------------------------------

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

LOC NO	APPLY TO	DATE	VENDOR CREDIT NO	VENDOR INVOICE NO	DOC AMOUNT	DISCOUNT	PAYMENT AMOUNT
937602	000140873	04/14/2010		218796	1,891.50	0.00	1,891.50
NMF (218796) 0206602096 FEES2, KEITH							
							1,891.50

PHELAN HALLINAN & SCHMIEG LLP
 ATTORNEY ESCROW ACCOUNT
 ONE PENN CENTER, SUITE 1400
 PHILADELPHIA, PA 19103-1814

PHELAN HALLINAN & SCHMIEG LLP
 ATTORNEY ESCROW ACCOUNT
 ONE PENN CENTER, SUITE 1400
 PHILADELPHIA, PA 19103-1814

TD BANK, N.A.
 PHILADELPHIA, PA 19148

3-180/360

CHECK NO
 937602

DATE	AMOUNT
04/14/2010	*****1,891.50

Void after 180 days

Pay ONE THOUSAND EIGHT HUNDRED NINETY ONE AND 50/100 DOLLARS

To The
 Order
 Of
 Sheriff of Columbia County
 35 W Main Street
 Bloomsburg, PA 17815

Francis S. Hallinan

Tax Bill Master Transaction Detail

FEESE KEITH A --- 2010-26 -RE -025718

tctax1s

Taxpayer Name	Bill #	Post Date	Disc Amt	Face Amt	Pent Amt	Code	Category	Parcel
FEESE KEITH A	025718	02/11/2010	132.87	135.58	149.14	G	O	26 -08 -005-02,000
FEESE KEITH A	025718	02/11/2010	24.88	25.39	27.93	R	O	26 -08 -005-02,000
FEESE KEITH A	025718	02/11/2010	29.08	29.67	32.64	S	O	26 -08 -005-02,000
Sub-Total			186.83	190.64	209.71			

THIS IS ONLY
COUNTY & TWP. FOR 2010 TAXES
(SCHOOL TAXES ARE NOT INCLUDED)

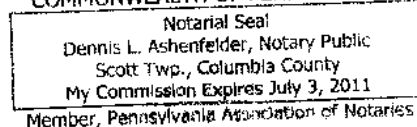
Qm.

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 March 3, 10, 17, 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 17th day of March, 2010

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA



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.



Northumberland County

Controller's Office
399 S. 5th Street
Sunbury, PA 17801

CHECK DATE	CHECK NO.
02/19/2010	246774

M&T Bank
Manufacturers and Traders Trust Company
Sunbury, PA 17801

60-295/313

VOID AFTER SIX MONTHS

AMOUNT
*****85.75

EIGHTY FIVE DOLLARS AND 75 CENTS

DOLLARS

PAY
TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF
COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

Full J. Smith
James C. Smith
K. J. Smith
AUTHORIZED SIGNATURE(S)

⑈246774⑈

⑆031302955⑆

8892659478⑈

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

7007 0710 0002 4087 7228

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

2. Article Number
(Transfer from service label)

7007 0710 0002 4087 7211

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

7007 0710 0002 4087 7235

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Addressee

B. Received by (Printed Name) JAN C. Date of Delivery

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Addressee

B. Received by (Printed Name) JAN 19 2010 C. Date of Delivery

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

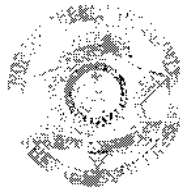
3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

COMPLETE THIS SECTION ON DELIVERY
A. Signature
B. Received by (Printed Name) JAN 9 2010 C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

5-10

Sheriff's Office of Northumberland County

Chad A Reiner
Sheriff



Tony Matulewicz, Esq
Solicitor

Randy Coc
Chief Deputy

SUNTRUST MORTGAGE INC.
vs.
KEITH A FEESE

Case Number
10 ED 0005

SHERIFF'S RETURN OF SERVICE

01/28/2010 04:30 PM - I HEREBY CERTIFY AND RETURN THAT ON JANUARY 21, 2010 OUR OFFICE RECEIVED A WRIT OF EXECUTION, NOTICE AND DESCRIPTION FROM COLUMBIA COUNTY TO SERVE KEITH A. FEESE, 31 NORTH FIRST STREET, SHAMOKIN, PA COUNTY OF NORTHUMBERLAND.

I HEREBY CERTIFY AND RETURN THAT ON JANUARY 28, 2010 I SERVED PEGGY TAYLOR AS ADULT IN CHARGE OF KEITH A FEESES RESIDENCE AT THE TIME OF SERVICE WHO IS KEITH FEESES MOTHER WITH A WRIT OF EXECUTION, NOTICE AND DESCRIPTION FROM COLUMBIA COUNTY MAKING MAKING KNOWN TO HER THE CONTENTS WITHIN BY MATTHEW HENRICH, DEPUTY.

SO ANSWERS:
BY:

CHAD A. REINER, SHERIFF
MATTHEW HENRICH, DEPUTY

Sworn to and subscribed before
me this 29 day of Jan
A.D. 2010

PROTHONOTARY

My Comm. Exp. 1st Mon. Jan. 2014

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax 215-568-7616

Michael R. Schoeniger
Legal Assistant, 1291

Representing Lenders in
Pennsylvania and New Jersey

Office of the Prothonotary
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

No. 2009-CV-1804

Re: SUNTRUST MORTGAGE, INC. VS. KEITH A. FEESE, and MEGAN D. DILDINE
No. 2009-CV-1804

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.1 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

*****Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.*****

****Property is listed for the 03/24/2010 Sheriff Sale.****

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan & Schmieg, LLP

By:

Michael R. Schoeniger, Legal Assistant

cc: Sheriff of COLUMBIA County

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

SUNTRUST MORTGAGE, INC.
Plaintiff,

v.

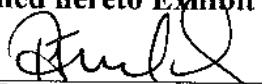
KEITH A. FEESE
MEGAN D. DILDINE
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No. 2009-CV-1804
:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
COLUMBIA COUNTY) SS:

As required by Pa. R.C.P. 3129.1(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".


☐ Lawrence T. Phelan, Esq., Id. No. 32227
☐ Francis S. Hallinan, Esq., Id. No. 62695
☐ Daniel G. Schmieg, Esq., Id. No. 62205
☐ Michele M. Bradford, Esq., Id. No. 69849
☐ Judith T. Romano, Esq., Id. No. 58745
☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
☐ Jenine R. Davey, Esq., Id. No. 87077
☐ Lauren R. Tabas, Esq., Id. No. 93337
☐ Vivek Srivastava, Esq., Id. No. 202331
☐ Jay B. Jones, Esq., Id. No. 86657
☒ Peter J. Mulcahy, Esq., Id. No. 61791
☐ Andrew L. Spivack, Esq., Id. No. 84439
☐ Jaime McGuinness, Esq., Id. No. 90134
☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
☐ Joshua I. Goldman, Esq., Id. No. 205047
☐ Courtenay R. Dunn, Esq., Id. No. 206779
☐ Andrew C. Bramblett, Esq., Id. No. 208375
Attorney for Plaintiff

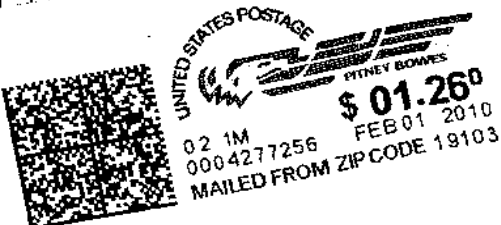
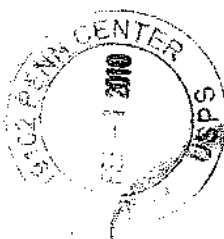
Date: 2-22-10

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Name and Address Of Sender
 Phelan Hallinan & Schmitz, LLP
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza
 Philadelphia, PA 19103

JOT/HOS - 2/24/2010 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	TENANT/OCCUPANT 77 CROUSE HOLLOW ROAD BLOOMSBURG, PA 17815-7224		
2	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105		
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: KEITH A. FEISE (COLUMBIA) TEAM 3 PHS# 218796		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail insured article is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900 5913 and 5921 for limitations of coverage.



SK0416

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

SUNTRUST MORTGAGE, INC.	:	Court of Common Pleas
Plaintiff	:	
	:	
vs.	:	Civil Division
KEITH A. FEESE	:	
MEGAN D. DILLDINE	:	COLUMBIA County
	:	
Defendants	:	No. 2009-CV-1804
	:	

ORDER

AND NOW, this 23 day of February, 2010 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$88,961.16
Interest Through March 2, 2010	\$5,482.10
Per Diem \$16.75	
Late Charges	\$236.96
Legal fees	\$1,300.00
Cost of Suit and Title	\$1,770.50
Sheriff's Sale Costs	\$0.00
Property Inspections/ Property Preservation	\$9.00
Appraisal/Brokers Price Opinion	\$0.00
Mortgage Insurance Premium/	\$144.28
Private Mortgage Insurance	
Non Sufficient Funds Charge	\$0.00
Suspense/Misc. Credits	(\$0.00)
Escrow Deficit	\$1,206.32

TOTAL \$99,110.32

Plus interest from March 2, 2010 through the date of sale at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT

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.

SUNTRUST MORTGAGE INC.

VS.

KEITH FEESE & MEGAN DILDINE

WRIT OF EXECUTION #5 OF 2010 ED

POSTING OF PROPERTY

February 18, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF KEITH FEESE & MEGAN DILDINE AT 77 CROUSE HOLLOW RD 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 19TH DAY OF FEBRUARY 2010

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public

Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

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) 704 6300

SUNTRUST MORTGAGE, INC.

Docket # 5ED2010

VS

MORTGAGE FORECLOSURE

KEITH A. FEESE
MEGAN D. DILDINE

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, FEBRUARY 18, 2010, AT 9:00 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON MEGAN DILDINE AT 28 PERRY AVE LOT 8, BLOOMSBURG BY HANDING TO MEGAN DILDINE, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS.

Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, FEBRUARY 18, 2010

Sarah Jane Klingaman
NOTARY PUBLIC

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

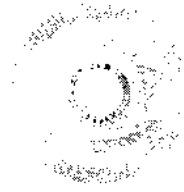
[Signature]
J. ARTER
DEPUTY SHERIFF

Sheriff's Office of Northumberland County

Chad A Reiner
Sheriff

Tony Matulewicz, Esq
Solicitor

Randy Coe
Chief Deputy



SUNTRUST MORTGAGE INC.
vs.
KEITH A FEESE

Case Number
10 ED 0005

SHERIFF'S RETURN OF SERVICE

01/28/2010 04:30 PM - I HEREBY CERTIFY AND RETURN THAT ON JANUARY 21, 2010 OUR OFFICE RECEIVED A WRIT OF EXECUTION, NOTICE AND DESCRIPTION FROM COLUMBIA COUNTY TO SERVE KEITH A. FEESE, 31 NORTH FIRST STREET, SHAMOKIN, PA COUNTY OF NORTHUMBERLAND.

I HEREBY CERTIFY AND RETURN THAT ON JANUARY 28, 2010 I SERVED PEGGY TAYLOR AS ADULT IN CHARGE OF KEITH A FEESES RESIDENCE AT THE TIME OF SERVICE WHO IS KEITH FEESES MOTHER WITH A WRIT OF EXECUTION, NOTICE AND DESCRIPTION FROM COLUMBIA COUNTY MAKING MAKING KNOWN TO HER THE CONTENTS WITHIN BY MATTHEW HENRICH, DEPUTY.

A handwritten signature of Chad A. Reiner in dark ink.

SO ANSWERS:
BY:

CHAD A. REINER, SHERIFF
MATTHEW HENRICH, DEPUTY

Sworn to and subscribed before
me this 29 day of Jan

A.D. 2010

A handwritten signature of Kathleen J. Janssen in dark ink.
PROTHONOTARY

My Comm. Exp. 1st Mon. Jan. 2014

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/14/2010

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 5ED2010

PLAINTIFF SUNTRUST MORTGAGE, INC.

DEFENDANT KEITH A. FEESE
MEGAN D. DILDINE

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	MORTGAGE FORECLOSURE
77 CROUSE HOLLOW ROAD	
BLOOMSBURG	

SERVED UPON NO TENANT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-18-10 TIME 0900 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) SERVED AT OF PERRY
Ave Lot 8

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>1-25-10</u>	<u>1116</u>	<u>4</u>	<u>- tree down impossible</u>
<u>1-27-10</u>	<u>1034</u>	<u>4</u>	<u>LC</u>
<u>1-2-10</u>	<u>1100</u>	<u>4</u>	<u>LC</u>

DEPUTY [Signature] DATE 2-18-10

2-17-10 - #461016 - cards still on door + mail box; driveway not plowed since storm + no tire tracks in snowed driveway

- Route 487
- Ch Mund Rd
- Mt Pleasant Rd
- Lick Run Rd
- Crouse Hollow Rd

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: NORTHUMBERLAND SERVICE# 2 - OF - 11 SERVICES
COUNTY
DATE RECEIVED 1/14/2010 DOCKET # 5ED2010

PLAINTIFF SUNTRUST MORTGAGE, INC.

DEFENDANT KEITH A. FEESE
MEGAN D. DILDINE

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
MEGAN DILDINE	MORTGAGE FORECLOSURE
31 NORTH 1ST STREET 77 Crouse	Hollow Rd,
SHAMOKIN Bloomsburg	

SERVED UPON MEGAN Dildine

RELATIONSHIP DEF IDENTIFICATION _____

DATE 2-18-10 TIME 0900 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) STRIED AT 25 PERRY
Ave Lot 8

ATTEMPTS DATE	TIME	OFFICER	REMARKS
1-35-10	1116	4	- tree down - road not passable
1-27-10	1434	4	LC
2-1-10	1100	4	LC

DEPUTY [Signature] DATE 2-18-10

2-4-10 1540 4 - LC on mail box
- card still on door

2-5-10 0840 4 - faxed change of address
to Bloom Post Office

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 3110
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

SUNTRUST MORTGAGE, INC.

5ED2010

VS

MORTGAGE FORECLOSURE

KEITH A. FEESE
MEGAN D. DILDINE

NOW, TUESDAY, JANUARY 19, 2010, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF NORTHUMBELAND COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, KEITH FEESE, AT 31 NORTH 1ST STREET, SHAMOKIN, PA.

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

Sheriff's Office of Northumberland County

Chad A Reiner
Sheriff



Tony Matulewicz, Esq
Solicitor

Randy Coe
Chief Deputy

SUNTRUST MORTGAGE INC.
vs.
KEITH A FEESE

Case Number
10 ED 0005

SHERIFF'S RETURN OF SERVICE

01/28/2010 04:30 PM - I HEREBY CERTIFY AND RETURN THAT ON JANUARY 21, 2010 OUR OFFICE RECEIVED A WRIT OF EXECUTION, NOTICE AND DESCRIPTION FROM COLUMBIA COUNTY TO SERVE KEITH A. FEESE, 31 NORTH FIRST STREET, SHAMOKIN, PA COUNTY OF NORTHUMBERLAND.

I HEREBY CERTIFY AND RETURN THAT ON JANUARY 28, 2010 I SERVED PEGGY TAYLOR AS ADULT IN CHARGE OF KEITH A FEESES RESIDENCE AT THE TIME OF SERVICE WHO IS KEITH FEESES MOTHER WITH A WRIT OF EXECUTION, NOTICE AND DESCRIPTION FROM COLUMBIA COUNTY MAKING MAKING KNOWN TO HER THE CONTENTS WITHIN BY MATTHEW HENRICH, DEPUTY.

SO ANSWERS:
BY:

CHAD A. REINER, SHERIFF
MATTHEW HENRICH, DEPUTY

Sworn to and subscribed before
me this 29 day of Jan

A.D. 2010

Kathleen Strauss
PROTHONOTARY

My Comm. Exp. 1st Mon. Jan. 2014

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 349-5622

PHONE
(570) 349-5622

24 HOUR PHONE
(717) 784-4300

SUNTRUST MORTGAGE, INC.

SED2010

VS

MORTGAGE FORECLOSURE

KEITH A. FEESE
MEGAN D. DILDINE

NOW, TUESDAY, JANUARY 19, 2010, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF NORTHUMBELAND COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, KEITH FEESE, AT 31 NORTH 1ST STREET, SHAMOKIN, PA

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

COUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Date: 01/25/2010

Fee: \$5.00

Cert. NO: 6968

FEESE KEITH A
MEGAN D DILDINE
77 CROUSE HOLLOW ROAD
BLOOMSBURG PA 17815

District: MT PLEASANT TWP
Deed: 20080 -4131
Location: 77 CROUSE HOLLOW RD
Parcel Id:26 -08 -005-02,000

Assessment: 22,060
Balances as of 01/25/2010

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain Per: dm.
Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/14/2010

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 5ED2010

PLAINTIFF SUNTRUST MORTGAGE, INC.

DEFENDANT KEITH A. FEESE
MEGAN D. DILDINE

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON Mauseen Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 1-18-10 TIME 1023 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 1-18-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: Allison
 DATE RECEIVED 1/14/2010

SERVICE# 4 - OF - 11 SERVICES
 DOCKET # 5ED2010

PLAINTIFF SUNTRUST MORTGAGE, INC.

DEFENDANT KEITH A. FEESH
MEGAN D. DILDINE

ATTORNEY FIRM PHILAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
MARJORIE CRAWFORD-TAX COLLECTOR
276 MELICK HOLLOW ROAD
BLOOMSBURG

PAPERS TO SERVED
 MORTGAGE FORECLOSURE

SERVED UPON Marjorie Crawford

RELATIONSHIP tax collector IDENTIFICATION _____

DATE 1-18-10 TIME 0830 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

Allison

DATE 1-18-10

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/14/2010

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 5ED2010

PLAINTIFF SUNTRUST MORTGAGE, INC.

DEFENDANT KEITH A. FEESE
MEGAN D. DILDINE

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Deb

RELATIONSHIP Chk IDENTIFICATION _____

DATE 1/15 TIME 0900 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

K

DATE _____

REAL ESTATE OUTLINE

ED # 89442

DATE RECEIVED 1.11.15
DOCKET AND INDEX 1.11.15

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒
COPY OF DESCRIPTION ☒
WHEREABOUTS OF LKA ☒
NON-MILITARY AFFIDAVIT ☒
NOTICES OF SHERIFF SALE ☒
WAIVER OF WATCHMAN ☒
AFFIDAVIT OF LIENS LIST ☒
CHECK FOR \$1,350.00 OR ☒

CK# 89442

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

SALE DATE Jan 12 2015 TIME 10:00
POSTING DATE Jan 12 2015
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan 12 2015
2ND WEEK Jan 19 2015
3RD WEEK Jan 26 2015

*RECORD OWNER AND
LIEN CERTIFICATE*

First American Title Insurance Company
Premier Real Estate Settlement Services, Inc.

Elwood R. Harding, Jr., Agent

No. 2010 - 011

ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN
CERTIFICATE NO. 2010 – 011

Subject to the encumbrance and claims as follows:

TAXES: Account No 26-08-005-02 Collected By Sheriff
22060 Assessment

Lienable Water and Sewer Rents and/or charges by Municipalities – None

Mechanics and Municipal Claims – None

Mortgages: 1) Keith A. Feese and Megan D. Dildine to MERS, Inc.
 (assigned to SUNTRUST Mortgage, Inc.)
 3-19-08
 Instr. # 200804132

Complaint in Mortgage Foreclosure filed on 10-13-2009 , to # 1804-MF -CV- 2009
Female Defendant served by Columbia County Sheriff on 11-5-2009
Male Defendant served by Northumberland County Sheriff on 10-19-2009
Judgment in Mortgage Foreclosure filed 12-16-2009 amended on 2-23-10
Writ of Execution # 5 ED- 2010 filed 1-14-2010
Served on Male defendant by Sheriff on 1-28-10
On female defendant on 2/18/2010

Judgments – 1)

Bankruptcies: None of record in Columbia County

Exceptions: PPL right of way as recorded in Nisc Bk 44, page 518
Notations on Subdivision map recorded in CC Map Bk 5, page 328

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.

FIRST AMERICAN TITLE INSURANCE COMPANY

Record Owner and Lien Certificate

Order No. 2010 - 011

Effective Date: March 24, 2010

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

All that certain piece, parcel or tract of land situate in Mount Pleasant Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a railroad spike (set) common corner with lands of Martin E. and Olive Sue Kazmier and in the cartway of Township Route No. 512; Thence within the cartway (not centerline) of said Township Route No. 512, the following bearings and distances; South 24 degrees 51 minutes 32 seconds West, 300.00 feet to a railroad spike (set); Thence South 20 degrees 36 minutes 32 seconds, West 176.00 feet to a railroad spike (set); Thence South 42 degrees 21 minutes 32 seconds West, 368.58 feet to a point in said cartway and common corner with lands of Ronald L. and Yvonne M. Davidheiser; Thence along lands of said Davidheiser, North 18 degrees 02 minutes 11 seconds West, 976.86 feet to a rebar (set) in line of lands now or formerly of the Walter W. Deihl Estate; Thence along lands now or formerly of said Deihl Estate, North 59 degrees 34 minutes 40 seconds East, 351.33 feet to an iron anchor pin (found) common corner with lands of the aforesaid Martin E. and Oliver Sue Kazmier; Thence along lands of said Kazmier, South 47 degrees 38 minutes 28 seconds East, 589.90 feet to a railroad spike, the place of beginning.

CONTAINING 10.000 acres of land in all. The above described tract of land is more fully shown on a draft by Frank E. Beishline, P.L.S., of Stillwater, Pennsylvania and dated February 6, 1985

TITLE TO PREMISES IS VESTED IN Keith A. Feese, Single and Megan D. Dildine, single, as joint tenants with right of survivorship, by Deed from Patalam S. Sriharsha and Pamela S. Sriharsha, h/w, dated 03/18/2008, recorded 05/05/2008 in Instrument Number 200804131.

SHERIFF'S SALE

WEDNESDAY MARCH 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 5 OF 2010 ED AND CIVIL WRIT NO. 1804 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 or tract of land situate in Mount Pleasant Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a railroad spike (set) common corner with lands of Martin E. and Olive Sue Kazmier and in the cartway of Township Route No. 512; Thence within the cartway (not centerline) of said Township Route No. 512, the following bearings and distances; South 24 degrees 51 minutes 32 seconds West, 300.00 feet to a railroad spike (set); Thence South 20 degrees 36 minutes 32 seconds, West 176.00 feet to a railroad spike (set); Thence South 42 degrees 21 minutes 32 seconds West, 368.58 feet to a point in said cartway and common corner with lands of Ronald L. and Yvonne M. Davidheiser; Thence along lands of said Davidheiser, North 18 degrees 02 minutes 11 seconds West, 976.86 feet to a rebar (set) in line of lands now or formerly of the Walter W. Deihl Estate; Thence along lands now or formerly of said Deihl Estate, North 59 degrees 34 minutes 40 seconds East, 351.33 feet to an iron anchor pin (found) common corner with lands of the aforesaid Martin E. and Oliver Sue Kazmier; Thence along lands of said Kazmier, South 47 degrees 38 minutes 28 seconds East, 589.90 feet to a railroad spike, the place of beginning.

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Premises being: 77 CROUSE HOLLOW ROAD, BLOOMSBURG, PA 17815-7224

Tax Parcel # 26-08-005-02.000

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 AT 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 sale 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
Andrew Blamblett
1617 JFK Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY MARCH 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 5 OF 2010 ED AND CIVIL WRIT NO. 1804 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 or tract of land situate in Mount Pleasant Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a railroad spike (set) common corner with lands of Martin E. and Olive Sue Kazmier and in the cartway of Township Route No. 512; Thence within the cartway (not centerline) of said Township Route No. 512, the following bearings and distances; South 24 degrees 51 minutes 32 seconds West, 300.00 feet to a railroad spike 9set; Thence South 20 degrees 36 minutes 32 seconds, West 176.00 feet to a railroad spike (set); Thence South 42 degrees 21 minutes 32 seconds West, 368.58 feet to a point in said cartway and common corner with lands of Ronald L. and Yvonne M. Davidheiser; Thence along lands of said Davidheiser, North 18 degrees 02 minutes 11 seconds West, 976.86 feet to a rebar (set) in line of lands now or formerly of the Walter W. Deihl Estate; Thence along lands now or formerly of said Deihl Estate, North 59 degrees 34 minutes 40 seconds East, 351.33 feet to an iron anchor pin (found) common corner with lands of the aforesaid Martin E. and Olive Sue Kazmier; Thence along lands of said Kazmier, South 47 degrees 38 minutes 28 seconds East, 589.90 feet to a railroad spike, the place of beginning.

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TITLE TO PREMISES IS VESTED IN Keith A. Feese, Single and Megan D. Dildine, single, as joint tenants with right of survivorship, by Deed from Patalam S. Sriharsha and Pamela S. Sriharsha, h/w, dated 03/18/2008, recorded 05/05/2008 in Instrument Number 200804131.

Premises being: 77 CROUSE HOLLOW ROAD, BLOOMSBURG, PA 17815-7224

Tax Parcel # 26-08-005-02.000

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.

PAYMENT 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
Andrew Blamblett
1617 JFK Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY MARCH 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 5 OF 2010 ED AND CIVIL WRIT NO. 1804 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 or tract of land situate in Mount Pleasant Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a railroad spike (set) common corner with lands of Martin E. and Olive Sue Kazmier and in the cartway of Township Route No. 512; Thence within the cartway (not centerline) of said Township Route No. 512, the following bearings and distances; South 24 degrees 51 minutes 32 seconds West, 300.00 feet to a railroad spike 9set; Thence South 20 degrees 36 minutes 32 seconds, West 176.00 feet to a railroad spike (set); Thence South 42 degrees 21 minutes 32 seconds West, 368.58 feet to a point in said cartway and common corner with lands of Ronald L. and Yvonne M. Davidheiser; Thence along lands of said Davidheiser, North 18 degrees 02 minutes 11 seconds West, 976.86 feet to a rebar (set) in line of lands now or formerly of the Walter W. Deihl Estate; Thence along lands now or formerly of said Deihl Estate, North 59 degrees 34 minutes 40 seconds East, 351.33 feet to an iron anchor pin (found) common corner with lands of the aforesaid Martin E. and Oliver Sue Kazmier; Thence along lands of said Kazmier, South 47 degrees 38 minutes 28 seconds East, 589.90 feet to a railroad spike, the place of beginning.

CONTAINING 10.000 acres of land in all. The above described tract of land is more fully shown on a draft by Frank E. Beishline, P.L.S., of Stillwater, Pennsylvania and dated February 6, 1985

TITLE TO PREMISES IS VESTED IN Keith A. Feese, Single and Megan D. Dildine, single, as joint tenants with right of survivorship, by Deed from Patalam S. Sriharsha and Pamela S. Sriharsha, h/w, dated 03/18/2008, recorded 05/05/2008 in Instrument Number 200804131.

Premises being: 77 CROUSE HOLLOW ROAD, BLOOMSBURG, PA 17815-7224

Tax Parcel # 26-08-005-02.000

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or \$5,000 (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
Andrew Blamblott
1617 JFK Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY MARCH 24, 2010 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 5 OF 2010 ED AND CIVIL WRIT NO. 1804 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 or tract of land situate in Mount Pleasant Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a railroad spike (set) common corner with lands of Martin E. and Olive Sue Kazmier and in the cartway of Township Route No. 512; Thence within the cartway (not centerline) of said Township Route No. 512, the following bearings and distances; South 24 degrees 51 minutes 32 seconds West, 300.00 feet to a railroad spike 9set); Thence South 20 degrees 36 minutes 32 seconds, West 176.00 feet to a railroad spike (set); Thence South 42 degrees 21 minutes 32 seconds West, 368.58 feet to a point in said cartway and common corner with lands of Ronald L. and Yvonne M. Davidheiser; Thence along lands of said Davidheiser, North 18 degrees 02 minutes 11 seconds West, 976.86 feet to a rebar (set) in line of lands now or formerly of the Walter W. Deihl Estate; Thence along lands now or formerly of said Deihl Estate, North 59 degrees 34 minutes 40 seconds East, 351.33 feet to an iron anchor pin (found) common corner with lands of the aforesaid Martin E. and Oliver Sue Kazmier; Thence along lands of said Kazmier, South 47 degrees 38 minutes 28 seconds East, 589.90 feet to a railroad spike, the place of beginning.

CONTAINING 10.000 acres of land in all. The above described tract of land is more fully shown on a draft by Frank E. Beishline, P.L.S., of Stillwater, Pennsylvania and dated February 6, 1985

TITLE TO PREMISES IS VESTED IN Keith A. Feese, Single and Megan D. Dildine, single, as joint tenants with right of survivorship, by Deed from Patalam S. Sriharsha and Pamela S. Sriharsha, h/w, dated 03/18/2008, recorded 05/05/2008 in Instrument Number 200804131.

Premises being: 77 CROUSE HOLLOW ROAD, BLOOMSBURG, PA 17815-7224

Tax Parcel # 26-08-005-02.000

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, 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
Andrew Blamblott
1617 JFK Blvd
Philadelphia, PA 19103

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

WRIT OF EXEMPTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

SUNTRUST MORTGAGE, INC.

vs.

KEITH A. FEESE
MEGAN D. DILDINE

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

PREMISES: 77 CROUSE HOLLOW ROAD, BLOOMSBURG, PA 17815-7224
(See Legal Description attached)

Amount Due	\$95,450.26
Additional Fees and Costs	\$2,021.00
Interest from 12/09/2009 to Date of Sale	\$_____ and costs.
@ \$15.69 per diem	

Tam B Kline / KPB/
(Clerk) Office of the Prothonotary, Common Pleas Court
of Columbia County, Penna.

Dated 1-14-10
(SEAL)

PHS # 218796

PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183

SUNTRUST MORTGAGE, INC.

vs.

KEITH A. FEESE
MEGAN D. DILDINE

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2009-CV-1804

COLUMBIA COUNTY

2010-ED-5

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due

\$95,450.26

Additional Fees and Costs

\$2,021.00

Interest from 12/09/2009 to Date of Sale

\$_____ and costs.

@ \$15.69 Per diem

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☒ Andrew C. Bramblett, Esq., Id. No. 208375

Note: Please attach description of Property.

PHS # 218796

LEGAL DESCRIPTION

All that certain piece, parcel or tract of land situate in Mount Pleasant Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a railroad spike (set) common corner with lands of Martin E. and Olive Sue Kazmier and in the cartway of Township Route No. 512;

Thence within the cartway (not centerline) of said Township Route No. 512, the following bearings and distances; South 24 degrees 51 minutes 32 seconds West, 300.00 feet to a railroad spike (set);

Thence South 20 degrees 36 minutes 32 seconds West, 176.00 feet to a railroad spike (set);

Thence South 42 degrees 21 minutes 32 seconds West, 368.58 feet to a point in said cartway and common corner with lands of Ronald L. and Yvonne M. Davidheiser;

Thence along lands of said Davidheiser, North 18 degrees 02 minutes 11 seconds West, 976.86 feet to a rebar (set) in line of lands now or formerly of the Walter W. Deihl Estate;

Thence along lands now or formerly of said Deihl Estate, North 59 degrees 34 minutes 40 seconds East, 351.33 feet to an iron anchor pin (found) common corner with lands of the aforesaid Martin E. and Olive Sue Kazmier;

Thence along lands of said Kazmier, South 47 degrees 38 minutes 28 seconds East, 589.90 feet to a railroad spike, the place of beginning.

CONTAINING 10,000 acres of land in all. The above described tract of land is more fully shown on a draft by Frank E. Beishline, P.L.S, of Stillwater, Pennsylvania and dated February 6, 1985

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Premises being: 77 CROUSE HOLLOW ROAD, BLOOMSBURG, PA 17815-7224

Tax Parcel # 26-08-005-02.000

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Premises being: 77 CROUSE HOLLOW ROAD, BLOOMSBURG, PA 17815-7224

Tax Parcel # 26-08-005-02.000

Phelan Hallinan & Schmieg, LLP
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

SUNTRUST MORTGAGE, INC.

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **No. 2009-CV-1804**
: **2010-ED-5**

vs.

KEITH A. FEESE
MEGAN D. DILDINE

VERIFICATION OF NON-MILITARY SERVICE

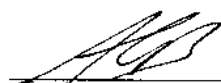
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or it Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant KEITH A. FEESE is over 18 years of age and resides at 31 NORTH 1ST STREET, SHAMOKIN, PA 17872-5117.

(c) that defendant MEGAN D. DILDINE is over 18 years of age and resides at 31 NORTH 1ST STREET, SHAMOKIN, PA 17872-5117.

This statement is made subject to the penalties of 18 Pa. C.S.A § 4904 relating to unsworn falsification to authorities.



Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
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- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
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- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☒ Andrew C. Bramblett, Esq., Id. No. 208375

Phelan Hallinan & Schmieg, LLP
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorney for Plaintiff

SUNTRUST MORTGAGE, INC.

vs.

KEITH A. FEESE
MEGAN D. DILDINE

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: No. 2009-CV-1804
: 2010-ED-5

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

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- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
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- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☒ Andrew C. Bramblett, Esq., Id. No. 208375

SUNTRUST MORTGAGE, INC.
Plaintiff

v.

KEITH A. FEESE
MEGAN D. DILDINE
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-1804**
: **2010-ED-5**
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

SUNTRUST MORTGAGE, INC., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **77 CROUSE HOLLOW ROAD, BLOOMSBURG, PA 17815-7224**.

1. Name and address of Owner(s) or reputed Owner(s):
Name Address (if address cannot be reasonably ascertained, please so indicate)

KEITH A. FEESE **31 NORTH 1ST STREET**
SHAMOKIN, PA 17872-5117

MEGAN D. DILDINE **31 NORTH 1ST STREET**
SHAMOKIN, PA 17872-5117
2. Name and address of Defendant(s) in the judgment:
Name Address (if address cannot be reasonably ascertained, please so indicate)

SAME AS ABOVE
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name Address (if address cannot be reasonably ascertained, please indicate)

None.
4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be reasonably ascertained, please indicate)

None.
5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be reasonably ascertained, please indicate)

None.
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
Name Address (if address cannot be reasonably ascertained, please indicate)

None.

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

Name

Address (if address cannot be reasonably ascertained, please indicate)

TENANT/OCCUPANT

**77 CROUSE HOLLOW ROAD
BLOOMSBURG, PA 17815-7224**

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.A. § 4904 relating to unsworn falsification to authorities.

December 29, 2009

By: 

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
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- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☒ Andrew C. Bramblett, Esq., Id. No. 208375

SUNTRUST MORTGAGE, INC.
Plaintiff

v.

KEITH A. FEESE
MEGAN D. DILDINE
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-1804**
: **2010-ED-5**
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

SUNTRUST MORTGAGE, INC., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **77 CROUSE HOLLOW ROAD, BLOOMSBURG, PA 17815-7224**.

1. Name and address of Owner(s) or reputed Owner(s):
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ascertained, please so indicate)

KEITH A. FEESE 31 NORTH 1ST STREET
SHAMOKIN, PA 17872-5117

MEGAN D. DILDINE 31 NORTH 1ST STREET
SHAMOKIN, PA 17872-5117
2. Name and address of Defendant(s) in the judgment:
Name Address (if address cannot be reasonably
ascertained, please so indicate)

SAME AS ABOVE
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name Address (if address cannot be
reasonably ascertained, please indicate)

None.
4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be
reasonably ascertained, please indicate)

None.
5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be
reasonably ascertained, please indicate)

None.
6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
Name Address (if address cannot be
reasonably ascertained, please indicate)

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:

Name

Address (if address cannot be
reasonably ascertained, please indicate)

TENANT/OCCUPANT

**77 CROUSE HOLLOW ROAD
BLOOMSBURG, PA 17815-7224**

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.A. § 4904 relating to unsworn falsification to authorities.

December 29, 2009

By: 

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
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- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☒ Andrew C. Bramblett, Esq., Id. No. 208375

SHERIFF'S RETURN

SUNTRUST MORTGAGE, INC.

Plaintiff

vs.

KEITH A. FEESE

MEGAN D. DILDINE

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No. 2009-CV-1804 CD

WRIT

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__ at _____ O'Clock _____ m., served the within upon _____ at _____ by handing to _____ a true and correct copy of the original Notice of Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

_____, 20__, See return endorsed hereon by Sheriff of _____ County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

SUNTRUST MORTGAGE, INC.

Court Number

2009-CV-1804

Defendant

KEITH A. FEESE

MEGAN D. DILDINE

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

77 CROUSE HOLLOW ROAD

BLOOMSBURG, PA 17815-7224

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

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
_____ Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

1/4/10

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Plaintiff SUNTRUST MORTGAGE, INC.	Expiration date Court Number 2009-CV-1804
Defendant KEITH A. FEESE MEGAN D. DILDINE	Type or Writ of Complaint EXECUTION/NOTICE OF SALE

SERVE

AT { NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
KEITH A. FEESE
 ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
77 CROUSE HOLLOW ROAD
BLOOMSBURG, PA 17815-7224

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 200__ I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

 Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of <u>XX</u> Plaintiff _____ Defendant ADDRESS: <u>One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400</u> <u>Philadelphia, PA 19103-1814</u>	Telephone Number <u>(215)563-7000</u>	Date <u>1/4/10</u>
---	--	-----------------------

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF	Court Number
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RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;"> SO ANSWERS Signature of Dep. Sheriff </td> <td style="width: 20%;"> Date </td> </tr> <tr> <td> Signature of Sheriff </td> <td> Date </td> </tr> <tr> <td colspan="2"> Sheriff of _____ </td> </tr> </table>	SO ANSWERS Signature of Dep. Sheriff	Date	Signature of Sheriff	Date	Sheriff of _____	
SO ANSWERS Signature of Dep. Sheriff	Date						
Signature of Sheriff	Date						
Sheriff of _____							

SHERIFF SERVICE
PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring
readability of all copies. Do not detach any copies.

Expiration date

Plaintiff
SUNTRUST MORTGAGE, INC.

Court Number
2009-CV-1804

Defendant
KEITH A. FEESE
MEGAN D. DILDINE

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

KEITH A. FEESE

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

77 CROUSE HOLLOW ROAD

BLOOMSBURG, PA 17815-7224

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 200_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN --- Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
 ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
 Philadelphia, PA 19103-1814

Telephone Number

Date _____

(215)563-7000

1/4/10

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number
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RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20

SO ANSWERS

Signature of Dep. Sheriff

Date _____

Signature of Sheriff

Date _____

Sheriff of

SHERIFF SERVICE
PROCESS RECEIPT and AFFIDAVIT OF RETURN

Expiration date

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff
SUNTRUST MORTGAGE, INC.

Court Number
2009-CV-1804

Defendant
KEITH A. FEESE
MEGAN D. DILDINE

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

MEGAN D. DILDINE

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

77 CROUSE HOLLOW ROAD

BLOOMSBURG, PA 17815-7224

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

SERVE DEFENDANT WITH THE NOTICE OF SALE.

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Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
____ Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number
(215)563-7000

Date
1/4/10

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day
of _____ 20

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SUNTRUST MORTGAGE, INC.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION
:
: NO. 2009-CV-1804
:
: COLUMBIA COUNTY
:
Defendant(s) :

vs.

KEITH A. FEESE
MEGAN D. DILDINE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: KEITH A. FEESE
31 NORTH 1ST STREET
SHAMOKIN, PA 17872-5117

MEGAN D. DILDINE
31 NORTH 1ST STREET
SHAMOKIN, PA 17872-5117

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at **77 CROUSE HOLLOW ROAD, BLOOMSBURG, PA 17815-7224** is scheduled to be sold at the Sheriff's Sale on _____ at _____ in the **Office of the Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$95,450.26** obtained by **SUNTRUST MORTGAGE, INC.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

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 canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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 **215-563-7000.**

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
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 the 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home 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 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760**

LEGAL DESCRIPTION

All that certain piece, parcel or tract of land situate in Mount Pleasant Township, Columbia County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a railroad spike (set) common corner with lands of Martin E. and Olive Sue Kazmier and in the cartway of Township Route No. 512;

Thence within the cartway (not centerline) of said Township Route No. 512, the following bearings and distances; South 24 degrees 51 minutes 32 seconds West, 300.00 feet to a railroad spike (set);

Thence South 20 degrees 36 minutes 32 seconds West, 176.00 feet to a railroad spike (set);

Thence South 42 degrees 21 minutes 32 seconds West, 368.58 feet to a point in said cartway and common corner with lands of Ronald L. and Yvonne M. Davidheiser;

Thence along lands of said Davidheiser, North 18 degrees 02 minutes 11 seconds West, 976.86 feet to a rebar (set) in line of lands now or formerly of the Walter W. Deihl Estate;

Thence along lands now or formerly of said Deihl Estate, North 59 degrees 34 minutes 40 seconds East, 351.33 feet to an iron anchor pin (found) common corner with lands of the aforesaid Martin E. and Olive Sue Kazmier;

Thence along lands of said Kazmier, South 47 degrees 38 minutes 28 seconds East, 589.90 feet to a railroad spike, the place of beginning.

CONTAINING 10,000 acres of land in all. The above described tract of land is more fully shown on a draft by Frank E. Beishline, P.L.S, of Stillwater, Pennsylvania and dated February 6, 1985

TITLE TO SAID PREMISES IS VESTED IN Keith A. Feese, Single and Megan D. Dildine, single, as joint tenants with right of survivorship, by Deed from Patalam S. Sriharsha and Pamela S. Sriharsha, h/w, dated 03/18/2008, recorded 05/05/2008 in Instrument Number 200804131.

Premises being: 77 CROUSE HOLLOW ROAD, BLOOMSBURG, PA 17815-7224

Tax Parcel # 26-08-005-02.000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1804

SUNTRUST MORTGAGE, INC.

vs.

KEITH A. FEESE

MEGAN D. DILDINE

**owner(s) of property situate in the TOWNSHIP OF MOUNT PLEASANT, Columbia County,
Pennsylvania, being**

(Municipality)

77 CROUSE HOLLOW ROAD, BLOOMSBURG, PA 17815-7224

Parcel No. 26-08-005-02.000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$95,450.26

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

LEGAL DESCRIPTION

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Premises being: 77 CROUSE HOLLOW ROAD, BLOOMSBURG, PA 17815-7224

Tax Parcel # 26-08-005-02.000

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1804

SUNTRUST MORTGAGE, INC.

vs.

KEITH A. FEESE

MEGAN D. DILDINE

**owner(s) of property situate in the TOWNSHIP OF MOUNT PLEASANT, Columbia County,
Pennsylvania, being**

(Municipality)

77 CROUSE HOLLOW ROAD, BLOOMSBURG, PA 17815-7224

Parcel No. 26-08-005-02.000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$95,450.26

Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

SHORT DESCRIPTION

By virtue of a Writ of Execution NO. 2009-CV-1804

SUNTRUST MORTGAGE, INC.

vs.

KEITH A. FEESE

MEGAN D. DILDINE

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(Municipality)

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vs.

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Attorneys for Plaintiff

Phelan Hallinan & Schmieg, LLP

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

SUNTRUST MORTGAGE, INC.
Plaintiff

v.

KEITH A. FEESE
MEGAN D. DILDINE
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-1804**
:
: **COLUMBIA COUNTY**
: **2010-ED-5**
:

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- (X) Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By: 

Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☐ Jenine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☒ Andrew C. Bramblett, Esq., Id. No. 208375

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Attorneys for Plaintiff

SUNTRUST MORTGAGE, INC.
Plaintiff

v.

KEITH A. FEESE
MEGAN D. DILDINE
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 2009-CV-1804**
:
: **COLUMBIA COUNTY**
:
: *2010-ED-5*

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By: 

Attorney for Plaintiff

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- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☒ Andrew C. Bramblett, Esq., Id. No. 208375

PHILAN HALLINAN & SCHMIEGL LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

TD BANK N.A.
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
894542

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
12/29/2009	*****1,350.00

Void after 180 days

To The Sheriff of Columbia County
Order 35 W Main Street
Of Bloomsburg, PA 17815

Phelan Hallinan

⑈894542⑈ ⑆036001808⑆36 150866 6⑈