

SHERIFF'S SALE COST SHEET

L & L Corp. vs. Smith
 NO. 16-11 ED NO. 1829-01 JD DATE/TIME OF SALE 5/14/20

| | |
|---------------------------------|------------------|
| DOCKET/RETURN | \$15.00 |
| SERVICE PER DEF. | \$ <u>115.00</u> |
| LEVY (PER PARCEL | \$15.00 |
| MAILING COSTS | \$ <u>10.00</u> |
| ADVERTISING SALE BILLS & COPIES | \$17.50 |
| ADVERTISING SALE (NEWSPAPER) | \$15.00 |
| MILEAGE | \$ <u>25.00</u> |
| POSTING HANDBILL | \$15.00 |
| CRYING/ADJOURN SALE | \$10.00 |
| SHERIFF'S DEED | \$35.00 |
| TRANSFER TAX FORM | \$25.00 |
| DISTRIBUTION FORM | \$25.00 |
| COPIES | \$ <u>6.00</u> |
| NOTARY | \$ <u>15.00</u> |
| TOTAL ***** \$ <u>342.50</u> | |

| | |
|------------------------------|------------------|
| WEB POSTING | \$150.00 |
| PRESS ENTERPRISE INC. | \$ <u>150.00</u> |
| SOLICITOR'S SERVICES | \$75.00 |
| TOTAL ***** \$ <u>475.00</u> | |

| | |
|-------------------------|---------|
| PROTHONOTARY (NOTARY) | \$10.00 |
| RECORDER OF DEEDS | \$ |
| TOTAL ***** \$ <u>0</u> | |

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

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

| | |
|------------------------------|-----------------|
| SURCHARGE FEE (DSTE) | \$ <u>10.00</u> |
| MISC. <u>1.00</u> | \$ <u>1.00</u> |
| TOTAL ***** \$ <u>342.50</u> | |

TOTAL COSTS (OPENING BID) \$ 737.50

Dep. 2000.00
 Due \$ 2000.00

560618

**GOLDBECK McCAFFERTY & McKEEVER
A PROFESSIONAL CORPORATION**

SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322

FIRSTTRUST

800.220.BANK / firsttrust.com

3-7380-2360

03/28/2011

PAY
TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$ **2,354.91

TWO THOUSAND THREE HUNDRED FIFTY-FOUR AND 91 / 100 DOLLARS

*Sheriff's Office
PO Box 380
Bloomsburg PA, 17815*

MORTGAGE DISBURSEMENT ACCOUNT

MEMO 83484FC Smith

[Signature]
AUTHORIZED SIGNATURE

⑈560618⑈ ⑆23607380⑆ 70 1100018⑈

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE
TIMOHTY T. CHAMBERLAIN, SHERIFF**

Fax

To: Beth

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: March 25, 2011

Re: Smith

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

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

March 24, 2011

Columbia

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

BOOK WRIT

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

Property address:

*471 Evansville Road
Berwick, PA 18603*

Sheriff's Sale Date: April 13, 2011

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. I collected \$171,413.44 towards my client's debt.

Thank you for your cooperation.

v Beth,
c
i balance

cc:

215-825-6493
627-7734

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.

LVN CORPORATION

VS.

AMY & JOEL SMITH

WRIT OF EXECUTION #16 OF 2011 ED

POSTING OF PROPERTY

MARCH 11, 2011 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF AMY & JOEL SMITH AT 471 EVANSVILLE ROAD BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

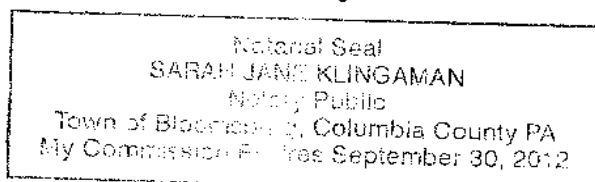
SO ANSWERS

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 14TH DAY OF MARCH 2011



TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

LVN CORPORATION

Docket # 16ED2011

VS

MORTGAGE FORECLOSURE

AMY R. SMITH
JOEL S. SMITH

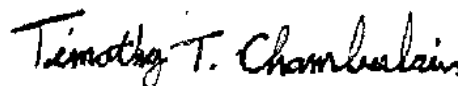
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, FEBRUARY 15, 2011, AT 11:40 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JOEL SMITH AT 471 EVANSVILLE ROAD, BERWICK BY HANDING TO AMY SMITH, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, FEBRUARY 15, 2011


NOTARY PUBLIC



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

X 
P. D'ANGELO
DEPUTY SHERIFF

GOLDBECK MCCAFFERTY & MCKEEVER
701 MARKET STREET
Suite 5000
PHILADELPHIA, PA 19106

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

LVN CORPORATION

Docket # 16ED2011

VS

MORTGAGE FORECLOSURE

AMY R. SMITH
JOEL S. SMITH

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, FEBRUARY 15, 2011, AT 11:40 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON AMY SMITH AT 471 EVANSVILLE ROAD, BERWICK BY HANDING TO AMY SMITH, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

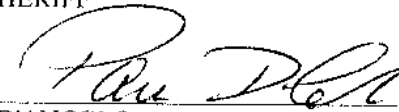
SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, FEBRUARY 15, 2011


NOTARY PUBLIC

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



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

GOLDBECK MCCAFFERTY & MCKEEVER
701 MARKET STREET
Suite 5000
PHILADELPHIA, PA 19106

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
PH: (570) 389-5823
FAX: (570) 389-5825

PHONE
(570) 389-6613

24 HOUR PHONE
(570) 786-6389

Friday, February 04, 2011

JOAN ROTHERY-TAX COLLECTOR
122 TWIN CHURCH ROAD
BERWICK, PA 18603-

LVN CORPORATION
VS
AMY R. SMITH
JOEL S. SMITH

DOCKET # 16ED2011

JD # 1829JD2009

Dear Sir:

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

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

Tax Notice 2011 County & Municipality

BRIARCREEK TWP

MAKE CHECKS PAYABLE TO:

Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

HOURS: MAR & APR & JULY & AUG
TUES, WED & THURS: 8PM - 8PM
WED, 1-4 PM

PHONE: 570-759-2118

| FOR: COLUMBIA County | | DATE 03/01/2011 | | BILL NO. 11734 | |
|--|------------|----------------------------------|---------------|---------------------------------|--------------------------|
| DESCRIPTION | ASSESSMENT | MILLS | LESS DISCOUNT | TAX AMOUNT DUE | INCL. PENALTY |
| GENERAL | 57,292 | 6.148 | 345.08 | 352.12 | 387.33 |
| SINKING | | 1.345 | 75.52 | 77.06 | 84.77 |
| FIRE | | 1 | 56.14 | 57.29 | 63.02 |
| TWP RE | | 5 | 280.73 | 286.46 | 315.11 |
| The discount & penalty have been calculated for your convenience | | PAY THIS AMOUNT | | 757.47 | 772.93 |
| | | April 30 If paid on or before | | June 30 If paid on or before | June 30 If paid after |
| | | | | 850.23 | |

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SMITH JOEL S & AMY R
471 EVANSVILLE RD
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %

PARCEL: 07-10-045-16,000
471 EVANSVILLE RD
3.17 Acres

Land 7,615
Buildings 49,677
Total Assessment 57,292

This tax returned to
courthouse on:
January 1, 2012

FILE COPY

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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 2/3/2011

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 16ED2011

PLAINTIFF LNV CORPORATION

DEFENDANT AMY R. SMITH
JOEL S. SMITH

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

| PERSON/CORP TO SERVED | PAPERS TO SERVED |
|-----------------------|----------------------|
| AMY SMITH | MORTGAGE FORECLOSURE |
| 471 EVANSVILLE ROAD | |
| BERWICK | |

SERVED UPON Amy Smith

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02-15-11 TIME 1140 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

| ATTEMPTS DATE | TIME | OFFICER | REMARKS |
|------------------|-------------|-----------------|-------------------------|
| <u>02-07-11</u> | <u>1000</u> | <u>D'ANGELO</u> | <u>STEEP HILL / 104</u> |

DEPUTY  DATE 02-15-11

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 2/3/2011

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 16ED2011

PLAINTIFF LNV CORPORATION

DEFENDANT AMY R. SMITH
JOEL S. SMITH

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

| PERSON/CORP TO SERVED |
|-----------------------|
| JOEL SMITH |
| 471 EVANSVILLE ROAD |
| BERWICK |

PAPERS TO SERVED
MORTGAGE FORECLOSURE

884-1866

SERVED UPON Amy Smith

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 02-15-11 TIME 1140 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

| ATTEMPTS DATE | TIME | OFFICER | REMARKS |
|------------------|-------------|-----------------|-------------------------|
| <u>02-07-11</u> | <u>1000</u> | <u>D'ANGELO</u> | <u>STEEP HILL / 104</u> |
| <u>02-14-11</u> | <u>1045</u> | <u>D'ANGELO</u> | <u>W/C</u> |
| <u>02-15-11</u> | <u>1130</u> | <u>D'ANGELO</u> | |

DEPUTY [Signature] DATE 02-15-11



February 11, 2011

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

LVN CORPORATION

VS.

**AMY R. SMITH
JOEL S. SMITH**

DOCKET # 16ED2011

JD # 1829JD2009

Dear Timothy:

The property located at 471 Evansville Road Berwick Pa is currently not connected to public sewer and therefore no amount is due.

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

Sincerely,

Kelly Johnson
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Employer"

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"
1108 Freas Avenue • Berwick, Pennsylvania 18603

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

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 02/08/2011

Fee: \$5.00

Cert. NO: 9324

SMITH JOEL S & AMY R
471 EVANSVILLE RD
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 20040 -5254
Location: 471 EVANSVILLE RD
Parcel Id:07 -10 -045-16,000

Assessment: 57,292
Balances as of 02/08/2011

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

By: Timothy T. Chamberlain, Sheriff Per: dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: J. ARTER
DATE RECEIVED 2/3/2011

SERVICE# 4 - OF - 13 SERVICES
DOCKET # 16ED2011

PLAINTIFF LNV CORPORATION

DEFENDANT AMY R. SMITH
JOEL S. SMITH

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

| PERSON/CORP TO SERVED | PAPERS TO SERVED |
|--------------------------|----------------------|
| COLUMBIA CO COURT-PROTHY | MORTGAGE FORECLOSURE |
| PO BOX 380 | |
| BLOOMSBURG | |

SERVED UPON TAMIE KLINE

RELATIONSHIP PROTHY IDENTIFICATION _____

DATE 2-7-11 TIME 1130 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

| | | | |
|-------|-------|-------|-------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

DEPUTY

DATE 2-7-11

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/3/2011

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 16ED2011

PLAINTIFF LNV CORPORATION

DEFENDANT AMY R. SMITH
JOEL S. SMITH

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

SERVED UPON MAUREEN Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 2-7-11 TIME 11:45 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

| ATTEMPTS DATE | TIME | OFFICER | REMARKS |
|------------------|-------|---------|---------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

DEPUTY [Signature] DATE 2-7-11

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/3/2011

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 16ED2011

PLAINTIFF LNV CORPORATION

DEFENDANT AMY R. SMITH
JOEL S. SMITH

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Sherry Evans

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 2-7-11 TIME 11:05 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

| | | | |
|-------|-------|-------|-------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

DEPUTY

J. Galt

DATE 2-7-11

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 2/3/2011

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 16ED2011

PLAINTIFF LNV CORPORATION

DEFENDANT AMY R. SMITH
JOEL S. SMITH

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

| PERSON/CORP TO SERVED | PAPERS TO SERVED |
|----------------------------|----------------------|
| JOAN ROTHERY-TAX COLLECTOR | MORTGAGE FORECLOSURE |
| 122 TWIN CHURCH ROAD | |
| BERWICK | |

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02-07-11 TIME 0940 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 02-07-11

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: P. D'ANGELO
DATE RECEIVED 2/3/2011

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 16ED2011

PLAINTIFF LNV CORPORATION

DEFENDANT AMY R. SMITH
JOEL S. SMITH

ATTORNEY FIRM GOLDBECK MCCAFFERTY & MCKEEVER

| PERSON/CORP TO SERVED |
|-----------------------|
| BERWICK SEWER |
| 1108 FREAS AVE |
| BERWICK |

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON KELLI GREER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 02-07-11 TIME 09:10 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

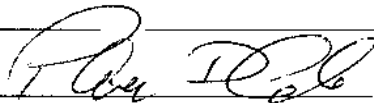
TIME

OFFICER

REMARKS

| | | | |
|-------|-------|-------|-------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

DEPUTY



DATE 02-07-11

SHERIFF'S SALE

WEDNESDAY APRIL 13, 2011 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 16 OF 2011 ED AND CIVIL WRIT NO. 1829 OF 2010 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a rebar at the Southwest corner of the herein described parcel; thence along lands now or formerly of Dale W. and Barbara Croop, North 12 degrees 56 minutes 53 seconds West, 315.00 feet to a rebar; thence along the South side of Lot #4 and Lot #3, West 77 degrees 13 minutes 40 seconds East, 274.03 feet to a rebar; thence along the Easterly side of Lot #3, North 00 degrees 44 minutes 35 seconds West, 145.00 feet to an iron pipe; thence along lands now or formerly of Warren R. and Grace I. Longenberger, North 85 degrees 48 minutes 48 seconds East, 194.60 feet to an iron pipe on the westerly right-of-way of S.R. 1017; thence along same the following 4 courses and distances: (1) South 09 degrees 46 minutes 27 seconds West, 203.73 feet, (2) South 06 degrees 02 minutes 23 seconds West, 90.70 feet, (3) South 00 degrees 10 minutes 10 seconds East, 68.90 feet, (4) South 07 degrees 32 minutes 20 seconds East, 26.11 feet to a rebar; thence along lands now or formerly of G. Gregory and Cheryl Masich, South 67 degrees 57 minutes 46 seconds West, 375.83 feet to the place of beginning. BEING THE SAME PREMISES BY DEED FROM GEORGE A. MASICH AND CAROL M. MASICH, HIS WIFE, RECORDED 05/14/2004 INSTRUMENT # 200405254 GRANTED AND CONVEYED UNTO JOEL S. SMITH AND AMY R. SMITH, HIS WIFE.
TAX PARCEL NO: 07-10-045-16

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 with eight (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 default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

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

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

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

Profr & Co.

My Com. Est.

No. 2009-CV-1829

IN THE COURT OF COMMON PLEAS

LNV CORPORATION

vs.

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

471 Evansville Road Berwick, PA 18603

WRIT OF EXECUTION
(Mortgage Foreclosure)

| | |
|----------------------------|--------------|
| REAL DEBT | \$190,766.10 |
| INTEREST from | \$ |
| COSTS PAID: | \$ |
| PROTHY | \$ |
| SHERIFF | \$ |
| STATUTORY | \$ |
| COSTS DUE PROTHY | \$ |
| Office of Judicial Support | |
| Judge Fee | |
| Cr. | |
| Sal. | |

Goldbeck McCafferty & McKeever
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322

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

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

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

TAX PARCEL NO: 07-10-045-16

BEING KNOWN AS 471 EVANSVILLE ROAD, BERWICK PA 18603

| | | |
|-----------|-------|----|
| Complaint | 90.50 | pp |
| Judgment | 14.00 | pp |
| Writ | 25.00 | pp |
| Salvage | 10.00 | |
| Other | | |

Document Receipt

Trans # 13780 Carrier / service: POST 2PM 2/4/2011

Ship to: 13780

PA DEPT OF PUBLIC WELFARE

PO BOX 2675

Tracking #: 9171924291001000007449

Doc Ref #: 16ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 13781 Carrier / service: POST 2PM 2/4/2011

Ship to: COP

COMMONWEALTH OF PENNSYLVANIA DEPT OF REV SHERIFF SALE

Tracking #: 9171924291001000007456

DEPARTMENT 281230

Doc Ref #: 16ED2011

HARRISBURG PA 17128

Document Receipt

Trans # 13782 Carrier / service: POST 2PM 2/4/2011

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000007463

Doc Ref #: 16ED2011

HARRISBURG PA 17105

Document Receipt

Trans # 13783 Carrier / service: POST 2PM 2/4/2011

Ship to: SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT
OFFICE

PARKVIEW TOWERS
1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #: 9171924291001000007470

Doc Ref #: 16ED2011

KING OR PA 19406
PRUSSIA

Document Receipt

Trans # 13784 Carrier / service: POST 2PM 2/4/2011

Ship to: IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259

Tracking #: 9171924291001000007487

Doc Ref #: 16ED2011

PHILADELPHIA PA 19106

REAL ESTATE OUTLINE

ED # 16 11

DATE RECEIVED 2 3 11
DOCKET AND INDEX 2 3 11

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 2000.00 ✓ CK# SS6981

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

SALE DATE Apr 12, 11 TIME 0900
POSTING DATE Mar 10, 11
ADV. DATES FOR NEWSPAPER
1ST WEEK Mar 28
2ND WEEK 30
3RD WEEK Apr 6, 11

Goldbeck McCafferty & McKeeve
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

16

LVN CORPORATION
7195 Dallas Parkway
Plano, TX 75024

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-CV-1829

AFFIDAVIT PURSUANT TO RULE 3129

LVN CORPORATION, Plaintiff in the above action, by counsel, Goldbeck McCafferty & McKeever, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

471 Evansville Road
Berwick, PA 18603

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

AMY R. SMITH
471 Evansville Road
Berwick, PA 18603

JOEL S. SMITH
471 Evansville Road
Berwick, PA 18603

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

AMY R. SMITH
471 Evansville Road
Berwick, PA 18603

JOEL S. SMITH
471 Evansville Road
Berwick, PA 18603

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

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

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

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

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

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

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

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

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

TENANTS/OCCUPANTS
471 Evansville Road
Berwick, PA 18603

(attach separate sheet if more space is needed)

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

DATED: January ²⁷~~26~~, 2011

By: 

GOLOBECK MCCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129 ✓

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

Goldbeck McCafferty & McKeever
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

LVN CORPORATION
7195 Dallas Parkway
Plano, TX 75024

Plaintiff

vs.

AMY R. SMITH
JOEL S. SMITH
(Mortgagor(s) and Record Owner(s))
471 Evansville Road
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Defendant(s)

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of Columbia County

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ACTION OF MORTGAGE FORECLOSURE

No. 2009-CV-1829

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471 Evansville Road
Berwick, PA 18603

JOEL S. SMITH
471 Evansville Road
Berwick, PA 18603

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AMY R. SMITH
471 Evansville Road
Berwick, PA 18603

JOEL S. SMITH
471 Evansville Road
Berwick, PA 18603

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Harrisburg, PA 17105-2675

BERWICK AREA SCHOOL DISTRICT
122 TWIN CHURCH ROAD
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COLUMBIA COUNTY COURT OF COMMON PLEAS
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7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
471 Evansville Road
Berwick, PA 18603

(attach separate sheet if more space is needed)

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

DATED: ²⁷January 26, 2011

By: 

GOLDBECK MCCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129 ✓

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER

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

LNV CORPORATION
7195 Dallas Parkway
Plano, TX 75024
Plaintiff

vs.

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

471 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2009-CV-1829

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: SMITH, AMY R.
AMY R. SMITH
471 Evansville Road
Berwick, PA 18603

Your house at 471 Evansville Road, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$190,766.10 obtained by LNV CORPORATION against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to LNV CORPORATION, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-825-6329 or 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5622.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A
LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO
FIND OUT WHERE YOU CAN GET LEGAL HELP.**

NORTH PENN LEGAL SERVICES F/K/A SUSQUEHANNA LEGAL SERVICES

**168 E. 5th Street
Bloomsburg, PA 17815
717-784-8760**

**PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375**

Resources available for Homeowners in Foreclosure

ACT NOW!

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

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

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

GOLDBECK McCAFFERTY & McKEEVER

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

LNV CORPORATION
7195 Dallas Parkway
Plano, TX 75024
Plaintiff

vs.

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

471 Evansville Road
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2009-CV-1829

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- 6). Call or contact our office to request the amount to bring the account current, or payoff the mortgage or request a Loan Workout / Home Retention Package. Call our toll free number at 1-866-413-2311 or via email at homcretention@goldbecklaw.com. Call Seth at 215-825-6329 or fax 215-825-6429. The figure and/or package you requested will be mailed to the address that you request or faxed if you leave a message with that information. The attorney in charge of our firm's Homeowner Retention Department is Michael McKeever who can be reached at 215-825-6303 or Fax: 215-825-6403. Please reference our Attorney File Number of 83484FC.

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

Goldbeck McCafferty & McKeever
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

LVN CORPORATION
7195 Dallas Parkway
Plano, TX 75024

Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2009-CV-1829

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: 

GOLDBECK MCCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

LVN CORPORATION
7195 Dallas Parkway
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Plaintiff

vs.

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

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2009-CV-1829

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment,) without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

By:



GOLDBECK McCAFFERTY & MCKEEVER

Michael McKeever Pa. ID 56129

Gary McCafferty Pa. ID 42386

Lisa Lee Pa. ID 78020

Kristina Murtha Pa. ID 61858

David Fein Pa. ID 82628

Thomas Pulco Pa. ID 27615

Attorneys for Plaintiff

GOLDBECK McCAFFERTY & MCKEEVER
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

LVN CORPORATION
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Plaintiff

vs.

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

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ACTION OF MORTGAGE FORECLOSURE

No. 2009-CV-1829

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By: 

GOLDBECK McCAFFERTY & MCKEEVER
Michael McKeever Pa. ID 56129
Gary McCafferty Pa. ID 42386
Lisa Lee Pa. ID 78020
Kristina Murtha Pa. ID 61858
David Fein Pa. ID 82628
Thomas Puleo Pa. ID 27615
Attorneys for Plaintiff

GOLDBECK McCAFFERTY & McKEEVER
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

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Plaintiff

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By: 

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Michael McKeever Pa. ID 56129

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Thomas Puleo Pa. ID 27615

Attorneys for Plaintiff

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

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

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

TAX PARCEL NO: 07-10-045-16

BEING KNOWN AS 471 EVANSVILLE ROAD, BERWICK PA 18603

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

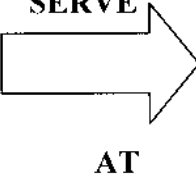
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TAX PARCEL NO: 07-10-045-16


BEING KNOWN AS 471 EVANSVILLE ROAD, BERWICK PA 18603

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

| | | | |
|---|---|---|--------------------------|
| SHERIFF SERVICE INSTRUCTIONS | | | |
| PLAINTIFF/S/ LNV CORPORATION | | COURT NUMBER 2009-CV-1829 | |
| DEFENDANT/S/ AMY R. SMITH and JOEL S. SMITH | | TYPE OF <u>WRIT</u> OR COMPLAINT EXECUTION | |
| SERVE  AT | NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE AMY R. SMITH & JOEL S. SMITH | | |
| | ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 471 Evansville Road, Berwick, PA 18603 | | |
| SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST HANDBILL | | | |
| SIGNATURE OF ATTORNEY <i>Goldbeck McCafferty & McKeever</i> | | TELEPHONE NUMBER (215) 627-1322 | DATE January 26, 2011 |
| ADDRESS OF ATTORNEY GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106 | | | |

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

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

SERVE

AT

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

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

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

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE

SIGNATURE OF ATTORNEY
Goldbeck McCafferty & McKeever

TELEPHONE NUMBER
(215) 627-1322

DATE
January 26, 2011

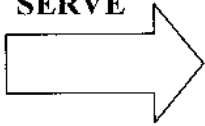
ADDRESS OF ATTORNEY

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

SHERIFF'S DEPARTMENT COLUMBIA COUNTY

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

SERVE



AT

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

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

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

PLEASE SERVE THE ABOVE DEFENDANT OR PERSON IN CHARGE

SIGNATURE OF ATTORNEY

Goldbeck McCafferty & McKeever

TELEPHONE NUMBER

(215) 627-1322

DATE

January 26, 2011

ADDRESS OF ATTORNEY

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

556981

GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION

SUITE 5000, MELTON INDEPENDENCE CENTER
701 MARKET ST. PHILADELPHIA, PA 19106
(215) 627-1322

FIRSTTRUST

800.220.BANK / firsttrust.com

3-7380-2360

01/28/2011

\$ **2,000.00

DOLLARS

PAY
TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

TWO THOUSAND AND XX / 100

MORTGAGE DISBURSEMENT ACCOUNT

Sheriff's Office

PO Box 380

Bloomsburg PA, 17815

MEMO

83484FC Smith

AUTHORIZED SIGNATURE

⑈ 556981 ⑈ ⑆ 23607380 ⑆ 70 1100018 ⑈