COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US BONK NA	Vs Leanard + Bannie Sugget
NO. <u>26-/3</u> ED	NO. <u>/894-//</u> JD
DATE/FIME OF SALE: July 10	
BID PRICE (INCLUDES COST)	\$ 2367.76
POUNDAGE – 2% OF BID	s 45, 36
TRANSFER TAX – 2% OF FAIR MK	T \$
MISC. COSTS	\$
TOTAL AMOUNT NEEDED TO PU	RCHASE \$ 73/3, 12
PURCHASER(S): ADDRESS:	16. Joseph A Dassyr
NAMES(S) ON DEED:	
PURCHASER(S) SIGNATURE(S):	<u></u>
an da 1900	
TOTAL DUE:	s <u>33/3,17</u>
LESS DEPOSI	r: \$ <u>1356,60</u>
DOWN PAYM	ENT: \$
TOTAL DUE I	N 8 DAYS \$ 763,12

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff

U.S. BANK NATIONAL ASSOCIATION

VS.

<u>Defendant</u>

BONNIE SMOYER LEONARD SMOYER

Attorney for the Plaintiff:

PHELAN HALLINAN & SCHIMIEG LLP ONE PENN CENTER AT SUBURAN STATION

SUITE 1400 1617 JFK BLVD PHILADELPHIA, PA 19103-1814 Sheriff's Sale Date:

Wednesday, July 10, 2013

\$15.00

Writ of Execution No.: 2011CV1894

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 160 SCHOOLHOUSE ROAD, BLOOMSBURG, PA 17815

Sheriff Costs

	Total Sheriff Costs	\$2,212.76
Surcharge		\$190.00
Tax Claim Search		\$5.00
Notary Fee		\$15.00
Copies		\$9.00
Distribution Form		\$25.00
Service Mileage		\$16.00
Service		\$270.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$75.00
Sheriff's Deed		\$35.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Press Enterprise Inc.		\$1,222.26
Posting Handbill		\$15.00
Mailing Costs		\$78.00
Levy		\$15.00
Docketing		\$15.00
Crying Sale		\$10.00
Advertising Sale Bills & Copies		\$17.50
Advertising Sale (Newspaper)		00.df#

Distribution Costs

Recording Fees		\$55.00
	Total Distribution Costs	\$55.00
	<u> </u>	·

Grand Total:

\$2,267.76

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

One Penn Center Ste 1400 Philadelphia, PA 19103 Phelan Hallinan, LLP

TD Bank, NA 3-180/360

o o de la comparta de la composição de la comparta de la comparta de la composição de la composição de la comp

001337441

DATE 8/15/2013

AMOUNT ****\$963.12

TO THE ORDER OF 35 W Main Street Bloomsburg, PA 17815 Sheriff of Columbia County

PAY NINE HUNDRED SIXTY-THREE AND 12 / 100 Dollars

KXL [763675] 160 SCHOOL HOUSE LANE (2011-CV-1894-CV)

AUTHORIZED SIGNATURE

AND THE PROPERTY OF THE PROPER

#399980519E \$4091009E0\$ #1947EE100#



Representing Usaders in Sentials in B

1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000 Fax #: 215-568-7616

Kinyon.Lanier@phelanhallinan.com

KINYON LANIER Legal Assistant,

August 16, 2013

Office of the Shcriff COLUMBIA County Courthouse PO Box 380 W. Main Street Bloomsburg, PA 17815

Re: BONNIE SMOYER A/K/A BONNIE L. SMOYER

LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR. 160 SCHOOL HOUSE LANE, BLOOMSBURG, PA 17815-7550

2011-CV-1894-CV

Dear Sir or Madam:

Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan, LLP as "attorney-on-the-writ," please prepare the Sheriff's Deed to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-BC2, C/O WELLS FARGO BANK, N.A.

3476 STATEVIEW BOULEVARD FORT MILL, SC 29715, FORT MILL, SC 29715.

Enclosed are two (2) transfer tax affidavits reflecting the assignment, and a stamped self-addressed envelope for your convenience.

Thank you in advance for your cooperation in this matter.

KINYON ANIER

For Phelan Hallinan, LLP

REV-183 EX(04-10)

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

REALTY TRANSFER TAX STATEMENT OF VALUE

00	Reverse	for	Inetri	uctions

RECORDER'S USE ONLY					
State T	id	· · · · · · · · · · · · · · · · · · ·			
Book Nu	mber			•	
Page Nur	nber				
Date Rec	orded				

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 exemptions 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).

more space is needed, attach additional sheet(s). A. CORRESPONDENT – All inquires ma	u ba dhaas	d to the following			,
A. CORRESPONDENT – All inquires ma Name	y de directi	ed to the following per	Telephone Nu	ımber	
Phelan Hallinan, LLP		Area C	ode 215-563-7000		
Street Address		City	State	Zip	Code
1617 JFK Boulevard, Suite 1400		Philadelphia	PA	191	103
One Penn Center Plaza					
B. TRANSFER DATA			ance of Documen	ı <u>(</u>	
Grantor(s)/Lessor(s)		Grantee(s)/Lessee(s)	NAT ACCOUNT	non' acondience e	TTTO THE CTORCE THE ACCET
Timonthy Chamberlain					OR THE STRUCTURED ASSET COUGH CERTIFICATES
Street Address		Street Address			
		C/O WELLS FARG	O BANK, N.A.		
PO Box 380, W. Main Street		3476 STATEVIEW			
The state of the s		FORT MILL, SC 29		ry'	0.1
City State Zip Co	de	City	State		Code
Bloomsburg PA 17815		FORT MILL	SC	29	715
D. REAL ESTATE LOCATION Street Address		City, Township, Boro	unah		
160 SCHOOL HOUSE LANE, BLOOMSBUR	G. PA	TOWNSHIP OF BE			
17815-7550	٠, • ٠ ٠				
		 			
County	School Dis			Tax Parcel Number	
COLUMBIA	BLOOMS			01-04-026-00.000	
E. VALUATION DATA – WAS TRANSA	CTION PA	RT OF AN ASSIGNM	MENT OR RELO	CATION? Y	′ ⊠ N
Actual Cash Consideration		onsideration		3. Total Consideration	l
\$2,313,12 (winning bid)	+ -0-	-		= \$2,313.12	
4. County Assessed Value		n Level Ratio Factor		6. Fair Market Value	
\$21,669.00	x 3.55			= \$76,924.95	
F. EXEMPTION DATA	11 D	town of Cumulous a laten	agt in Book Estate	15 Darsantage of Cra	ntor's Interest in Real Estate
1a. Amount of Exemption Claimed 100%		tage of Grantor's Inter- 0%	est in Real Estate	10. Percentage of Gra	ntor sinterest in Real Estate
100 /0	10	0 70		10070	***************************************
Check Appropriate Box Below for Exemp	otion Claim	red.			
Will or intestate succession					
	_	(Nam	e of Decedent)		Estate File Number
Transfer to a Trust. (Attach complete cop	y of trust ag	•			
Transfer from a trust. Date of transfer into			•		
If trust was amended attach a copy of orig	ginal and arr	nended trust.			
Transfer between principal and acent/stra			agency/straw part	ty agreement.)	
Transfer to the Commonwealth, the Unite					condemnation.
(If condemnation or in lieu of condemnation					
Transfer from mortgagor to a holder of a mortgage in default.					
(Attach copy of mortgage and note/assignment)					
Corrective confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed)					
Statutory corporate consolidation, merge, or division (Attach copy of articles)					
*Other (Please explain exemption claimed, if other than listed above.					
Under Penalties of law, I declare that I ha	ve examir	ned this Statement,	including accor	mpanying informati	on, and to the best of my
knowledge and belief, it, is true correct as					
Signature of Correspondent or Responsible Party	/				Date
KINYON LANIER					8/10/13

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE : COURT OF COMMON PLEAS

FOR THE STRUCTURED ASSET SECURITIES

CORPORATION MORTGAGE PASS-THROUGH : CIVIL DIVISION

CERTIFICATES SERIES 2006-BC2

Plaintiff : NO.: 2011-CV-1894-CV

:

v. : COLUMBIA COUNTY

BONNIE SMOYER A/K/A BONNIE L. SMOYER :

LEONARD H. SMOYER : PHS # 269842

A/K/A LEONARD H. SMOYER, JR.

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-BC2, 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 160 SCHOOL HOUSE LANE, BLOOMSBURG, PA 17815-7550.

Name and address of Owner(s) or reputed Owner(s):

Name Address (if address cannot be reasonably ascertained,

please so indicate)

BONNIE SMOYER A/K/A BONNIE L. SMOYER 160 SCHOOL HOUSE LANE BLOOMSBURG, PA 17815-7550

LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR. 160 SCHOOL HOUSE LANE BLOOMSBURG, PA 17815-7550

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)

RAZOR CAPITAL, LLC 8003 NORMAN CENTER DRIVE, S

BLOOMINGTON, MN 55440

RAZOR CAPITAL, LLC GORDON & WEINBERG, P.C.

C/O FREDERIC 1. WEINBERG, ESQUIRE 1001 E. HECTOR STREET, SUITE 220

CONSHOHOCKEN, PA 19428

RAZOR CAPITAL, LLC

C/O JOEL M. FLINK, ESQUIRE 1001 E. HECTOR STREET, SUITE 220

CONSHOHOCKEN, PA 19428

GORDON & WEINBERG, P.C.

RAZOR CAPITAL, LLC 8003 NORMAN CENTER DRIVE, S

C/O TODD ANDERSON BLOOMINGTON, MN 55440

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

None.

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

160 SCHOOL HOUSE LANE BLOOMSBURG, PA 17815-7550

DOMESTIC RELATIONS OF COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE

P.O. BOX 380

BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA

P.O. BOX 2675

DEPARTMENT OF WELFARE

HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704

PITTSBURGH, PA 15222

U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE

DISTRICT OF PA FEDERAL BUILDING 228 WALNUT STREET, SUITE 220

PO BOX 11754

HARRISBURG, PA 17108-1754

LEONARD & BONNIE SMOYER

C/O GARRY WAMSER, ESQUIRE

NORTH PENN LEGAL SERVICES

168 EAST FIFTH STREET BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES

INHERITANCE TAX DIVISION

6TH FLOOR, STRAWBERRY SQ. DEPT 280601

HARRISBURG, PA 17128

DEPARTMENT OF PUBLIC WELFARE,

TPL CASUALTY UNIT,

ESTATE RECOVERY PROGRAM

P.O. BOX 8486

WILLOW OAK BUILDING HARRISBURG, PA 17105

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.

FEG 6 8 7073 Date:

Phelan Hallinan, LLP

Melissa J. Cantwell, Esq., Id. No.308912

Attorney for Plaintiff

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2011CV1894

Issued out of the Court of Common Pleas of Columbia County. Pennsylvania and to me directed, I will expose the following

Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, MAY 08, 2013

AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sherid's Office no later than thirty (30) days after the days after any property sold hereunder, and dischedule ten (10) days after will be made in accordance with the Sheriff's Office said filing, unless exceptions are filed with the Sheriff's Office said filing, unless exceptions are filed with the Sheriff's Office

ALL THOSE CERTAIN pieces and parcels of land situate in Beaver prior thereto. Township, Columbia County, Pennsylvania, bounded and described

as follows:
BEGINNING at a stone and thence by land now or late of Elizabeth (7), North 36 degrees West, 24 perches to a white oak; THENCE by the same, North 1 degree East, 14 perches to a stone; THENCE by the same, North 71-1/2 degrees east, 27 perches to a maple; the NCE by the same, South 20-1/2 degrees East, 29.1 perches to a public road: THENCE around and along said public road. 82 feet a public road, THENCE around and along said public road, 82 feet to the old McAuly Railroad; THENCE along said Railroad, South 62 degrees West, 22.2 perches to the place of BEGINNING, and degrees.

CONTAINING six acres, more or less. BEING a part of the same premises conveyed in the deed recorded 11/22/1989 in Deed Book 441 at Page 644 and Being Tract 1 on

said prior deed.
TITLE TO SAID PREMISES VESTED IN Leonard H. Smoyer, Jr. and Bonnie L. Smoyer, his wife, by Deed from Theima A. Smoyer and Leonard H. Smoyer, her husband, dated 11/21/1989, recorded 11/22/1989 in Book 441, Page 644.

Premises being: 160 SCHOOL HOUSE LANE, BLOOMSBURG, PA

17815-7550

PROPERTY ADDRESS: 160 SCHOOLHOUSE ROAD, SHUMANS/ BEAVER TWP, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 01-04-026 Seized and taken into execution to be sold as the property of BONNIE SMOYER, LEONARD SMOYER in suit of U.S. BANK

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 cashler's check at time of sale. REMAINING BALANCE of BID PRICE: Any remaining amount of the bid price is to be of BID PRICE: Any remaining amount of the bid price is to be cashler's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID cashler's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE ONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder faults to pay the bid price as per the above terms, the Sheriff may elect to TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The NATIONAL ASSOCIATION. pay the bid price as per the above terms, the Sheriff may elect to pay the bid price as per the above terms, the shehit may elect to either 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 the bidder will be considered the case of default all sums paid by the bidder will be considered. forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees ine detailing bluder will be responsible for any altorney 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 proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office payable to Plaintiff, unless the Columbia County Sheriff's Office payable to Plaintiff, unless the Columbia County Sheriff's Office payable to Plaintiff, unless the Columbia County Sheriff's Office payable to Plaintiff, unless the Columbia County Sheriff's Office payable to Plaintiff, unless the Columbia County Sheriff's Office payable to Plaintiff, unless the Columbia County Sheriff's Office payable to the Plaintiff, unless the Columbia County Sheriff's Office payable to the Plaintiff, unless the Columbia County Sheriff's Office payable to the Plaintiff, unless the Columbia County Sheriff's Office payable to the Plaintiff, unless the Columbia County Sheriff's Office payable to Plaintiff, unless the Columbia County Sheriff's Office payable to Plaintiff, unless the Columbia County Sheriff's Office payable to Plaintiff, unless the Columbia County Sheriff's Office payable to Plaintiff, unless the Columbia County Sheriff's Office payable to Plaintiff, unless the Columbia County Sheriff's Office payable to Plaintiff, unless the Columbia County Sheriff's Office payable to Plaintiff, unless the Columbia County Sheriff's Office payable to Plaintiff, unless the Columbia County Sheriff's Office payable to Plaintiff, unless the Columbia County Sheriff's Office payable to Plaintiff, unless the Columbia County Sheriff's Office payable to Plaintiff, unless the Columbia County Sheriff Plaintiff, unless the Columbia County receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: PHELAN HALLINAN & SCHIMIEG LLP PHILADELPHIA, PA 215-563-7000

COLUMBIA COUNTY, Pennsylvania www.sheriffofcolumbiacounty.com

olumbia and State of Pennsylvania, and was as been published daily, continuously in said e attached notice April 17, 24 and May 1, 2013 or designated agent of the owner or publisher of published; that neither the affiant nor Press id notice and advertisement and that all of the place, and character of publication are true.

law deposes and says that Press Enterprise is

ipal office and place of business at 3185

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal Dennis L. Ashenfelder, Notary Public Scott Twp., Columbia County My Commission Expires July 3, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF MOTARIES

....., I hereby certify that the advertising and or publishing the foregoing notice, and the

Phelan Hallinan, LLP One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard Suite 1400 Philadelphia, PA 19103-1814 (215) 563-7000 Fax: (215) 563-7009

Representing Lenders in Pennsylvania

Foreclosure Manager

May 3, 2013

Office of the Sheriff Columbia County Courthouse 35 W. Main Street Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE

STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-

THROUGH CERTIFICATES SERIES 2006-BC2 v. BONNIE SMOYER and LEONARD H. SMOYER

160 SCHOOL HOUSE LANE BLOOMSBURG, PA 17815-7550

No.: 2011-CV-1894-CV

Dear Sir/Madam:

Please Postpone the Sheriff Sale of the above referenced property, which is scheduled for May 8, 2013 due to the following: Per Client.

The Property is to be relisted for the July 10, 2013 Sheriff Sale.

Thank you for your cooperation in this matter.

Very Truly Yours, PATRICK WIRT for Phelan Hallinan, LLP

1617 John F Kennedy Blvd Suite 1400 Phitadelphia, PA 19103 Phone: (215) 563-7000 Fax: (215) 563-8656

Phelan Hallinan & Schmieg, LLP



Tec	Col	umbla County Sherif	Office Franc	PatrickWitt	
Facc	570	.389.5625	Oate:	February 14, 2013	
Phone	E		Pager	= 1	
Rec	Pos	tpone Sale Date	CC:		
e Urg		☑ For Review	☐ Please Consest	☐ Please Reply	□ Please Recycle

· Commonts:

Good Afternoon,

We would like to postpone our scheduled sheriff sale for 60 days to JULY 2013. Currently the sale is set for 05/08/2013. Please provide a new sale date and time as soon as possible.

269842 - SMOYER, BONNIE AND LEONARD - 160 SCHOOL HOUSE LANE - 2011-CV-1894

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for you assistance in this matter.

Thank you,

Patrick Wirt

Phone - 215-320-0007 Ext 1338

Fax - 215-563-6656

SHERIFF'S SALE COST SHEET

_		VS	3		
NO	ED N	IOJ		IE OF SALE_	
DOG	KET/RETURN		\$15.00		
	VICE PER DEF.		\$ 3.70,00		
			\$15.00		
	Y (PER PARCEL		\$ 78,00		
	LING COSTS ERTISING SALE I	MILE & CODICE	\$17.50		
			\$17.30 \$15.00		
	'ERTISING SALE (NEWSPAPEK)	· · · · · · · · · · · · · · · · · · ·		
	EAGE TING HANDBILL		\$ 16.00 \$15.00		
	TING HANDBILL ING/ADJOURN SA	TE	\$10.00		
	RIFF'S DEED	LE	\$35.00		
	NSFER TAX FORN	A	\$25.00 \$25.00		
	RIBUTION FORM		\$25.00		
COP			\$ 9,00		
NOI	TO)TAL *******	*****	\$ 560,50	
	10	717412		Ψ_30-13	
- WEF	3 POSTING		\$150.00		
- PRE	SS ENTERPRISE IN	vC.	\$1777,26		
	ICITOR'S SERVIC	ES	\$75.00	_	
	TC	ES)TAL ********	*****	\$ 1447.26	•
			#10.00		
- PRO	THONOTARY (NO	TARY)	\$10.00		
REC	THONOTARY (NO ORDER OF DEEDS TO))	2 7 2 voo	6 / 5° 60°	
	10)1AL ********	******	\$ 6 3,00	
REA	I. ESTATE TAXES	:			
	BORO, TWP & O	COUNTY 20	\$?		
	SCHOOL DIST.	20	\$		
	DELINQUENT	20	\$ 5,00		
	TO	COUNTY 20 20 20 OTAL ********	******	\$ 5,00	
MUN	NICIPAL FEES DUI	E.:			
	SEWER	20	\$		
	WATER	20 20 OTAL *******	\$	4.	
	TO)TAL *******	*****	\$	
ar in	CTT (D CTT 12112 /150	en nel ala		\$ 190,00	
	CHARGE FEE (DS	,	da	2 1 1010-	
18/11/20	C1				
IVIIO	C		<u>\$</u>		
MIS			5 ************************************	•	
MIG		OTAL *******	\$ \$ *********	\$	

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

KIM ZIELINSKI Legal Assistant, 1328 Representing Lenders in Pennsylvania and New Jersey

Office of the Prothonotary Columbia County Courthouse 35 W. Main St. Bloomsburg, PA 17815

No.: <u>2011-CV-1894-</u>

CV No.:

Re: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-BC2 VS. BONNIE SMOYER A/K/A BONNIE L. SMOYER, and LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR.

No.: 2011-CV-1894-CV, No.:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 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 05/08/2013 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, LLP

By:

KIM ZIELINSKI, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN, LLP Mcredith Wooters, Esq., Id. No.307207 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET	: COLUMBIA COUNTY
SECURITIES CORPORATION MORTGAGE	COURT OF COMMON PLEAS
PASS-THROUGH CERTIFICATES SERIES 2006-BC2	: : CIVIL DIVISION
Plaintiff,	:
v.	No.: <u>2011-CV-1894-CV</u> No.:
BONNIE SMOYER A/K/A BONNIE L. SMOYER LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR. Defendant(s)	
17010Halli(a)	
AFFIDAVIT OF SERVICE PUR	SUANT TO RULE 3129,2
COMMONWEALTH OF PENNSYLVANIA PHILADELPHIA COUNTY)) SS:
As required by Pa. R.C.P. 3129.2(a) Notice and any known interested party in the manner rethe persons or parties named, at that address, set applicable. A copy of the Certificate of Mailing (FReceipt stamped by the U.S. Postal Service is atta	equired by Pa. R.C.P. 3129.2(c) on each of forth on the Affidavit and as amended if Form 3817) and/or Certified Mail Return
	Mulauth Woter
	Meredith Wooters, Esq., Id. No.307207 Attorney for Plaintiff

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 Additions the Sender

Photon Hallman, LLD 1945 SFK Westervert, 2002 1400 One-Penn Center Flags Philadophia, Ph. 19105

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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOCIATION BONNIE SMOYER (et al.)

Case Number 2011CV1894

SHERIFF'S RETURN OF SERVICE

04/05/2013 02:00 PM - SHERIFF TIMOTHY T. CHAMBERLAIN, BEING DULY SWORN ACCORDING TO LAW. STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 160 SCHOOLHOUSE ROAD, SHUMANS/ BEAVER TWP. BLOOMSBURG, PA 17815.

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 05, 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal Sarah Jane Klingaman, Notary Public Town of Bioomsburg, Columbia County My Commission Expires Oct. 4, 2016

NOTARY

2013

Affirmed and subscribed to before me this

APRIL day of

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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	NATIONAL ASSOCIATION MOYER (et al.)				Number CV1894
	SERVICE (COVER SHE	ET		
Service De	fails:				
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	
Manner:	< Not Specified >	Expires:	03/12/2013	Warrant:	
Notes:	SHERIFF'S SALE BILL				· · · · · · · · · · · · · · · · · · ·
Serve To:		Final Servi	ce:		
Name:	(POSTING)	Served:	Personally Adu	It In Charge	Posted · Other
Primary Address:	160 SCHOOLHOUSE ROAD SHUMANS/ BEAVER TWP BLOOMSBURG, PA 17815	Adult In Charge:	jksps/		
Phone:	DOB:	Relation:	ļ		
Alternate Address:	-	Date:	4.5-13	Time:	1400
Phone:	· · · · · · · · · · · · · · · · · · ·	Deputy:	た	Mileage:	
Attorney /	Orlginator:				
Name:	PHELAN HALLINAN & SCHIMIEG LLP	Phone:	215-563-7000		
Service Att	empts:				
Date:					
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(POSTING

2011CV1894

160 SCHOOLHOUSE ROAD, SHUMANS/ BEAVER TWP, BI EXP: 03/12/2013

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOCIATION BONNIE SMOYER (et al.)

Case Number 2011CV1894

SHERIFF'S RETURN OF SERVICE

02/15/2013 11:15 AM - DEPUTY AYDAN YAMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: BONNIE SMOYER AT SHERIFF'S OFFICE, BLOOMSBURG, PA 17815/

AYDAN YAMAN, DEPUTY

SO ANSWERS.

February 15, 2013

T. CHAMBERLAIN, SHERIFF

Affirmed and subscribed to before me this

day of

FEBRUARY

2013

NOTARY

10.6 (with an inventory of six

COMMONWEALTH OF PENNSYLVANIA Notarial Seal Sarah Jane Klingaman, Notary Public Town of Bioomsburg, Columbia County / Commission Expires Oct. 4, 2016

LAN HALLINAN & SCHIMIEG LLP, ONE PENN CENTER AT SUBURAN STATION SUITE 1400 161 JFK BLVD, PHILADEL

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

U.S. BANK NATIONAL ASSOCIATION vs.
BONNIE SMOYER (et al.)

Case Number 2011CV1894

SHERIFF'S RETURN OF SERVICE

02/15/2013 11:15 AM - DEPUTY AYDAN YAMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: LEONARD SMOYER AT SHERIFF'S OFFICE, BLOOMSBURG, PA 17815.

AYDAN YAMAN, DEPUTY

SO ANSWERS,

February 15, 2013

TIMOTHY T. CHAMBERLAIN, SHERIFF

NOTARY

Affirmed and subscribed to before me this

15TH day of

FEBRUARY

2013

Sarah Jane Klingaman, Notary Public Town of Bioomsburg, Columbia County My Commission Expires Oct. 4, 2016

Sach an Kligama;

COMMONWEALTH OF PENNSYLVANIA

LAN HALLINAN & SCHIMIEG LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADEL

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

U.S. BANK NATIONAL ASSOCIATION, AS Court of Common Pleas TRUSTEE FOR THE STRUCTURED ASSET

SECURITIES CORPORATION MORTGAGE Civil Division

PASS-THROUGH CERTIFICATES SERIES 2006-

BC2 **COLUMBIA County**

Plaintiff

No.: 2011-CV-1894-CV

VS.

BONNIE SMOYER A/K/A BONNIE L. SMOYER LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR.

Defendants

AND NOW, this 16 day of 12 day, 2013 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tune in this case as follows:

Principal Balance	\$84.079.75
Interest Through April 18, 2013	\$9,754.87
Late Charges	\$72.33
Legal fees	\$3,075.00
Cost of Suit and Title	\$1,031.72
Property Inspections	\$435.00
Appraisal/Brokers Price Opinion	\$455.00
Escrow to be paid prior to May 8, 2013	\$216,49
Escrow Deficit	\$5,526.37

TOTAL \$104,646.53

Plus interest 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

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

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Date: 03/05/2013 Cert. NO: 13755

SMOYER LEONARD H & BONNIE L J 160 SCHOOLHOUSE LANE BLOOMSBURG PA 17815

District: BEAVER TWP

Deed: 0441 -0644 Location: 160 SCHOOT HOUSE IN Parcel Id:01 -04 -026-00,000

Assessment: 21,669 Balances as of 03/05/2013

YEAR TAX TYPE TAXES DUE TAX AMOUNT PENALTY DISCOUNT PAID BALANCE

By: Columbia County Sheriff per: dun.

COLUMBIA COUNTY

COLUMBIA COUNTY TAX OFFICE
11 W MAIN STREET
PO BOX 380
BLOOMSBURG, PA 17815
(570) 389-5649 FAX: (570)389-5646

TAX CERTIFICATION

2013 - REAL ESTATE

As of Date: 03/05/2013 03:32:05 PM

Owner: SMOYER LEGNARD E & BONKIL L J

Municipality: BEAVER TWP

Parcel #:01 -04 -026-00,000

160 SCHOOLEGUSE LANE BLOOMSBURG PA 17815 Property Desc:

		Dis	scount:	Fac	<u>ce :</u>	Pena	lty:
Bill #		Amount	Due Date	Amount	Due Date	Amount	Due Date
000926	G	\$194.22	04/30/2013	\$198.18	06/30/2013	\$218.00	08/31/2013
			Payment				
000926	S	\$28.56	04/30/2013	\$29.14	06/30/2013	\$32.05	08/31/2013
			Payment				
000926	R	331.85	04/30/2013	\$32.50	06/30/2013	\$35.75	08/31/2013
			Payment				
			Γ	Total Paid	To Date:	\$0	.00

dm.

3-5-13

Signature

Date

THIS CERTIFICATION ONLY INCLUDES THE CURRENT YEAR COUNTY & MUNICIPAL REAL ESTATE TAXES. PLEASE MAKE PAYMENT TO COLUMBIA COUNTY TAX OFFICE.

DO NOT COMBINE CURRENT & DELINQUENT PAYMENTS ON A CHECK.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	NATIONAL ASSOCIATION MOYER (et al.)				Number CV1894	
	SERVICE (COVER SHI	EET			SMOYER, BONNIE
Service De	talls;					ÝĘŖ
Category:	Real Estate Sale - Sale Notice			Zone:		ВО
Manner:	< Not Specified >	Expires:	03/12/2013	Warrant:		Z
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AN	ND DEBTOR'S F	RIGHTS		······································	m
Serve To:		Final Serv	ice:			2011CV1894
Name:	BONNIE SMOYER	Served:	Personally Adu	ult In Charge	Posted Other	ξ
Primary Address:	160 SCHOOLHOUSE ROAD Lyus - SHUMANS/ BEAVER TWP BLOOMSBURG, PA 17815	Adult in Charge:	Bonnie	Smoye	<u> </u>	1894
Phone:	DOB:	Relation:	des.		<u></u>	<u> </u>
Alternate Address:	3650	Date:	2-15-13	Time:	1115	60 SCHOOLHOUSE
Phone:		Deputy:	5-14	Mileage:		OL HO
Attorney/	Originator:					SE C
Name:	PHELAN HALLINAN & SCHIMIEG LLP	Phone:	215-563-7000			ROAD,
Service At	empts:					
Date: Time: Mileage: Deputy:	2/14/13 1040 5-905-4					SHUMANS/ BEAVER TWP, BI
Service At	tempt Notes:					₩ KER
1. CC/	d A					. ₹
2.		····		· · · · · · · · · · · · · · · · · · ·		G
3.		···			 	
4.		·····				EXP: 03/12/2013
5.					<u></u>)3/1:
6.				· <u>-</u> .		2/20

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs.	NATIONAL ASSOCIATION MOYER (et al.)			Case N 2011C	
	SERVICE (COVER SHE	EET		
Service De	tails:				
Category:	Real Estate Sale - Sale Notice			Zone:	
Manner:	< Not Specified >	Expires:	03/12/2013	Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AN	ND DEBTOR'S R	GHTS	<u></u>	
Serve To:		Final Servi			
Name:	LEONARD SMOYER	Served: (Personally Adu	, –	osted Other
Primary Address:	160 SCHOOLHOUSE ROAD CONC. SHUMANS/ BEAVER TWP	Adult In Charge:	Boogs	Smoyer	
Phone:	BLOOMSBURG, PA 17815 DOB:	Relation:	cief	·· · · · · · · · · · · · · · · · · · ·	
Alternate Address:	C C 50	Date:	2-15-13	Time:	1115
Phone:		Deputy:	3-14	Mileage:	
Attorney /	Originator:				
Name:	PHELAN HALLINAN & SCHIMIEG LLP	Phone:	215-563-7000		
Service Ati	tempts:			200	
Date:	2/14/13				
Time:	1016	***************************************			
Mileage:					
Deputy:	5-9-5-4				
Service At	tempt Notes:				
	14.				
1. LCA	· · · · · · · · · · · · · · · · · · ·				
1. <i>L C A</i>			***		
2.					

SMOYER, LEONARD

2011CV1894

160 SCHOOLHOUSE ROAD, SHUMANS/ BEAVER TWP, BI EXP: 03/12/2013

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	(NATIONAL ASSOCIATION MOYER (et al.)				
	SERVICE C	OVER SHE	<u>'</u> . ET		
Service De	alls:	100			
Category:	Real Estate Sale - Sale Notice			Zone:	
Manner:	< Not Specified >	Expires:	03/12/2013	Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S R	Zone: pires: 03/12/2013 Warrant: FOR'S RIGHTS al Service: rved: Personally · Adult In Charge · Posted Other luit In large: Sucke They ste: 2/14/13 Time: Opso		
Serve To:		Elmel Sole//			nggy yay ji ki ki ki kata a tawa s
Name:	LEONARD & BONNIE SMOYER	Served:		lt In Charge : I	Posted Other
Primary Address:	C/O GARRY WAMSER, ESQ. 168 E 5TH STREET	Adult In Charge:			
Phone:	BLOOMSBURG, PA 17815 DOB:	Relation:	SURKE TARY		
Alternate Address:		Date:	2/14/13	Time:	0850
Phone:		Deputy:	5-9-1-4	Mileage:	
Attomey /	Originator:				
Name:	PHELAN HALLINAN & SCHIMIEG LLP	Phone:	215-563-7000		
Service At	lempts:				
Date:					
Time:					
Mileage:					
Deputy:					
Service At	tempt Notes:				
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LEONARD & BONNIE SMO'

2011CV1894

C/O GARRY WAMSER, ESQ., 168 E 5TH STREET, BLOOM EXP: 03/12/2013

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

Service Details: Category: Real Estate Sale - Sale Notice Manner: < Not Specified > Expires: 03/12/2013 Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS	VS.	NATIONAL ASSOCIATION MOYER (et al.)				Number CV1894
Category: Real Estate Sale - Sale Notice Manner: < Not Specified > Expires: 03/12/2013 Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: Columbia County Tax Office Served: Personally Adult In Charge Posted Other Primary Adults: Deb Millex Phome: 570-389-5649 DOB: Relation: Clerica Alternate Address: Date: 2-13-13 Time: 14338 Phone: Deputy: 5//µ Mileage: Attorney / Originator: Name: PHELAN HALLINAN & SCHIMIEG LLP Phone: 215-563-7000 Service Attempt Service Attempt Notes: 1. 2. 3. 4. 5.			COVER SHE	<u>'</u> ET		
Manner: < Not Specified > Expires: 03/12/2013 Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: Columbia County Tax Office Served: Personally Adult in Charge Posted Other Primary PO Box 380 Adult in Charge: Oe b Miller Primary PO Box 380 Adult in Charge: Oe b Miller Phone: 570-389-5649 DOB: Relation: Cleff-2 Alternate Address: Deputy: 5// Mileage: Attorney / Originator: Name: PHELAN HALLINAN & SCHIMIEG LLP Phone: 215-563-7000 Service Attempts: Date: 2// Mileage: Deputy: Service Attempts: Date: 3// Service Attempt Notes: 1. 2. 3. 4. 5.	Service De	talls:				
Name: Columbia County Tax Office Primary Address: Bloomsburg, PA 17815 Phone: 570-389-5649 DOB: Relation: Clerla Address: Date: 2-13-13 Time: 14,38 Address: Deputy: 514 Mileage: Deputy: Date: 215-563-7000 Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Category: Manner:	Real Estate Sale - Sale Notice < Not Specified >	:			
Primary Address: Bloomsburg, PA 17815 Phone: 570-389-5649 DOB: Relation: Cleritz Alternate Address: Date: 2-13-13 Time: 14,38 Phone: Deputy: 514 Mileage: Attorney/ Originator: Name: PHELAN HALLINAN & SCHIMIEG LLP Phone: 215-563-7000 Service Attempts: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Serve To:					
Alternate Address: Phone: Deputy: 5/4 Mileage: Attorney/ Originator: Name: PHELAN HALLINAN & SCHIMIEG LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Primary	PO Box 380	Adult In	w	,	Posted Other
Address: Phone: Deputy: 5//_ Mileage: Attorney/ Originator: Name: PHELAN HALLINAN & SCHIMIEG LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Phone:	570-389-5649 DOB :	Relation:	clerk		
Attorney/ Originator: Name: PHELAN HALLINAN & SCHIMIEG LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.			Date:	2-13-13	Time:	1438
Name: PHELAN HALLINAN & SCHIMIEG LLP Phone: 215-563-7000 Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Phone:	· : !	Deputy:	5-14	Mileage:	
Date:	Attorney /	Originator:				
Date: Time: Mileage: Deputy: Service: Attempt Notes: 1. 2. 3. 4. 5.	Name:	PHELAN HALLINAN & SCHIMIEG LLP	Phone:	215-563-7000		
Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Service At	lempts:				
Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5.	Date:					
Service Attempt Notes:	Time:					
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COLUMBIA COUNTY TAX C

2011CV1894

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 03/12/2013

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

VS.	NATIONAL ASSOCIATION MOYER (et al.)				Number ICV1894				
	SERVICE CO	OVER SHE	EET						
Service De	alls:								
Category:	Real Estate Sale - Sale Notice			Zone:					
Manner:	< Not Specified >	Expires:	03/12/2013	Warrant:					
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS								
	:				40				
Serve To:		Final Servi	ce:						
Name:	Domestic Relations Office of Columbia Col	Served:	Rersonally · Adu	It In Charge	Posted Other				
Primary Address:	11 WEST MAIN STREET 2ND FLOOR	Adult in Charge:	Marrow	Cole					
Phone:	Bloomsburg, PA 17815 DOB:	Relation:	elerly	,					
Alternate Address:		Date:	2-13-13	Time:	1440				
Phone:		Deputy:	5-14	Mileage:					
Nttorney / (Originator:								
Name:	PHELAN HALLINAN & SCHIMIEG LLP	Phone:	215-563-7000						
ervice Att	empts:				¥ Test				
Date:									
Time:									
Mileage:									
Deputy:	·								
ervice Att	empt Notes:								
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2.									
3.									
4.									
5.									

DOMESTIC RELATIONS OF

011CV1894

VEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP:

Control of the Contro

Trans #

14558

Carrier / service:

POST

2PM

2/13/2013

Ship to:

IRS

INTERNAL REVENUE SERVICE

WILLIAM GREEN FEDERAL BUILDING

600 ARCH STREET ROOM 3259

Tracking #:

9171924291001000020646

Doc Ref #:

26ED2013

PHILADELPHIA PA 19106

Trans#

14557

Carrier / service: POST

2PM

2/13/2013

Ship to:

COP

COMMONWEALTH OF PENNSYLVANIA

DEPT OF REV SHERIFF SALE

DEPT OF REV SHERIFF SALE

Tracking #:

9171924291001000020639

DEPARTMENT 281230

Doc Ref #:

26ED2013

HARRISBURG

Trans#

14556

Carrier / service:

POST

2PM

2/13/2013

Ship to:

FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

Tracking #:

9171924291001000020622

PO BOX 8016

Doc Ref#:

26ED2013

HARRISBURG

Trans#

14555

Carrier / service:

POST

2PM

2/13/2013

Ship to:

SBA

U.S. Small Business Administration

PHILADELPHIA DISTRICT

OFFICE

PARKVIEW TOWERS

1150 FIRST AVE, 10TH FLR, STE 1001

Tracking #:

9171924291001000020615

Doc Ref#:

26ED2013

KING OR

PA 19406

PRUSSIA

Trans #

14554

Carrier / service:

POST

2PM

2/13/2013

Ship to:

14554

DEPT OF PUBLIC WELFARE

PO BOX 8486

Tracking #:

9171924291001000020608

Doc Ref#:

26ED2013

HARRISBURG

Trans#

14553

Carrier / service:

POST

2PM

2/13/2013

Ship to:

14553

COMMONWEALTH OF PA

DEPT 280601

Tracking #:

9171924291001000020592

Doc Ref#:

26ED2013

HARRISBURG

Trans#

14552

Carrier / service: POST

2PM

2/13/2013

Ship to:

14552

US DEPT OF JUSTICE

ATTY FOR MIDDLE DISTRICT

PO BOX 11754

Tracking #:

9171924291001000020585

Doc Ref#:

26ED2013

HARRISBURG

Trans#

14551

Carrier / service:

POST

2PM

2/13/2013

Ship to:

14551

INTERNAL REVENUE SERVICE

1000 LIBERTY AVE ROOM 704

Tracking #:

9171924291001000020578

Doc Ref#:

26ED2013

PITTSBURGH

Trans #

14550

Carrier / service:

POST

2PM

2/13/2013

Ship to:

14550

COMMONWEALTH OF PA

PO BOX 2675

Tracking #:

9171924291001000020561

Doc Ref#:

26ED2013

HARRISBURG

Trans #

14549

Carrier / service:

POST

2PM

2/13/2013

Ship to:

14549

RAZOR CAPITAL, LLC

C/O TODD ANDERSON

8003 NORMAN CENTER DRIVE, S

Tracking #:

9171924291001000020554

Doc Ref#:

26ED2013

BLOOMINGTON MN 55440

Document Receipt

Trans#

14548

Carrier / service:

POST

2PM

2/13/2013

Ship to:

14548

RAZOR CAPITAL, LLC

C/O JOEL FLINK, ESQ.

1001 E. HECTOR STREET, STE 220

Tracking #:

9171924291001000020547

Doc Ref#:

26ED2013

CONSHOHOCKE PA 19428

Ν

Document Receipt

Trans#

14547

Carrier / service:

POST

2PM

2/13/2013

Ship to:

14547

RAZOR CAPITAL, LLC

C/O FREDERIC WEINBERG, ESQ.

1001 E. HECTOR STREET, STE 220

Tracking #:

9171924291001000020530

Doc Ref#:

26ED2013

CONSHOHOCKE PA 19428

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Document Receipt

Trans#

14546

Carrier / service: POST

2PM

2/13/2013

Ship to:

14546

RAZOR CAPITAL, LLC

8003 NORMAN CENTER DRIVE, S

Tracking #:

9171924291001000020523

Doc Ref#:

26ED2013

BLOOMINGTON MN 55440

REAL ESTATE OUTLINE

ED# 26-13 2-12-13 DATE RECEIVED DOCKET AND INDEX 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 CK# <u>/259937</u> CHECK FOR \$1,350.00 OR **IF ANY OF ABOVE IS MISSING DO NOT PROCEED** TIME 2900 SALE DATE **POSTING DATE** ADV. DATES FOR NEWSPAPER

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2011CV1894

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, MAY 08, 2013 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THOSE CERTAIN pieces and parcels of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone and thence by land now or late of Elizabeth (7), North 36 degrees West, 24 perches to a white oak; THENCE by the same, North 1 degree East, 14 perches to a stone; THENCE by the same, North 71-1/2 degrees east, 27 perches to a maple; THENCE by the same, South 20-1/2 degrees East, 29.1 perches to a public road; THENCE around and along said public road, 82 feet to the old McAuly Railroad; THENCE along said Railroad, South 62 degrees West, 22.2 perches to the place of BEGINNING, and CONTAINING six acres, more or less.

BEING a part of the same premises conveyed in the deed recorded 11/22/1989 in Deed Book 441 at Page 644 and Being Tract

TITLE TO SAID PREMISES VESTED IN Leonard H. Smoyer, Jr. and Bonnie L. Smoyer, his wife, by Deed from Thelma A. Smoyer and Leonard H. Smoyer, her husband, dated 11/21/1989, recorded 11/22/1989 in Book 441, Page 644. Premises being: 160 SCHOOL HOUSE LANE, BLOOMSBURG, PA 17815-7550 Tax Parcel # 01-04-026-00.000

PROPERTY ADDRESS: 160 SCHOOLHOUSE ROAD, SHUMANS/ BEAVER TWP, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 01-04-026

Seized and taken into execution to be sold as the property of BONNIE SMOYER, LEONARD SMOYER in suit of U.S. BANK NATIONAL ASSOCIATION.

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 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 failts to pay the bid price as per the above terms, the Sheriff may elect to either 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 agiainst the bidder for breach of contract. In the case of default all sums paid by the 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 conneciton 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.

Attorney for the Plaintiff: PHELAN HALLINAN & SCHIMIEG LLP PHILADELPHIA, PA 215-563-7000 TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

PRAECIPE FOR WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-BC2

vs.

BONNIE SMOYER A/K/A BONNIE L. SMOYER LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR.

To the PROTHONOTARY:

Issue writ of execution in the above matter:

Amount Due Interest from 01/11/2013 to Date of Sale @ \$15.06 Per diem \$91,585.59

COURT OF COMMON PLEAS

2013 EU 26

CIVIL DIVISION

NO.: 2011-CV-1894-CV

COLUMBIA COUNTY

___ and costs.

Phelan Hallinan, LLP Melissa J. Cantwell, Esq., Id. No.308912

Attorney for Plaintiff

Note: Please attach description of Property.

PHS # 269842

PHELAN HALLINAN, LLP Melissa J. Cantwell, Esq., Id. No.308912 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000 Attorneys for Plaintiff

COURT OF COMMON PLEAS

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE

STRUCTURED ASSET SECURITIES CORPORATION

MORTGAGE PASS-THROUGH CERTIFICATES

SERIES 2006-BC2

Plaintiff

: NO.: 2011-CV-1894-CV

COLUMBIA COUNTY

CIVIL DIVISION

:

v.

BONNIE SMOYER A/K/A BONNIE L. SMOYER LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR.

Defendant(s)

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
- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

Phelan Hallinan, LLP

Melissa J. Cantwell, Esq., Id. No.308912

PHELAN HALLINAN, LLP Melissa J. Cantwell, Esq., Id. No.308912 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000 Attorney for Plaintiff

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES

SERIES 2006-BC2

:

COURT OF COMMON PLEAS

COLUMBIA COUNTY

•

CIVIL DIVISION

:

vs. : NO.: <u>2011-CV-1894-CV</u>

:

BONNIE SMOYER A/K/A BONNIE L. SMOYER LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR.

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 Servicemembers Civil Relief Act of Congress of 1940, as amended.
- (b) that defendant BONNIE SMOYER A/K/A BONNIE L. SMOYER is over 18 years of age and last known residence is 160 SCHOOL HOUSE LANE, BLOOMSBURG, PA 17815-7550.
- (c) that defendant LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR. is over 18 years of age and last known residence is 160 SCHOOL HOUSE LANE, BLOOMSBURG, PA 17815-7550.

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

Phelan Hallinan, LLP

Melissa J. Cantwell, Esq., Id. No.308912

PHELAN HALLINAN, LLP Melissa J. Cantwell, Esq., Id. No.308912 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103

Attorneys for Plaintiff

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE

STRUCTURED ASSET SECURITIES CORPORATION

MORTGAGE PASS-THROUGH CERTIFICATES

SERIES 2006-BC2

215-563-7000

v.

Plaintiff

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2011-CV-1894-CV

COLUMBIA COUNTY

BONNIE SMOYER A/K/A BONNIE L. SMOYER LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR.

Defendant(s)

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
- Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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

Bv:

Phelan Hallinan, LLP

Melissa J. Cantwell, Esq., Id. No.308912

PHELAN HALLINAN, LLP Melissa J. Cantwell, Esq., Id. No.308912 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000

Attorney for Plaintiff

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-BC2

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

vs. : NO.: <u>2011-CV-1894-CV</u>

BONNIE SMOYER A/K/A BONNIE L. SMOYER LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR.

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 Servicemembers Civil Relief Act of Congress of 1940, as amended.
- (b) that defendant BONNIE SMOYER A/K/A BONNIE L. SMOYER is over 18 years of age and last known residence is 160 SCHOOL HOUSE LANE, BLOOMSBURG, PA 17815-7550.
- (c) that defendant LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR, is over 18 years of age and last known residence is 160 SCHOOL HOUSE LANE, BLOOMSBURG, PA 17815-7550.

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Phelan Hallinan, LLP

Melissa J. Cantwell, Esq., Id. No.308912

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE : COURT OF COMMON PLEAS

FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH

CERTIFICATES SERIES 2006-BC2

Plaintiff : NO.: 2011-CV-1894-CV

:

v. ;

BONNIE SMOYER A/K/A BONNIE L. SMOYER LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR.

Defendant(s)

COLUMBIA COUNTY

CIVIL DIVISION

PHS # 269842

FYIDAVIT PURSUANT TO RULE 3129.1

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-BC2, 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 160 SCHOOL HOUSE LANE, BLOOMSBURG, PA 17815-7550.

Name and address of Owner(s) or reputed Owner(s):

Name Address (if address cannot be reasonably ascertained,

please so indicate)

BONNIE SMOYER A/K/A BONNIE L. SMOYER 160 SCHOOL HOUSE LANE BLOOMSBURG, PA 17815-7550

LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR. 160 SCHOOL HOUSE LANE BLOOMSBURG, PA 17815-7550

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)

RAZOR CAPITAL, LLC

8003 NORMAN CENTER DRIVE, S BLOOMINGTON, MN 55440

RAZOR CAPITAL, LLC

C/O FREDERIC I. WEINBERG, ESQUIRE

GORDON & WEINBERG, P.C.

1001 E. HECTOR STREET, SUITE 220

CONSHOHOCKEN, PA 19428

RAZOR CAPITAL, LLC

C/O JOEL M. FLINK, ESQUIRE

GORDON & WEINBERG, P.C.

1001 E. HECTOR STREET, SUITE 220

CONSTIOUTOCKEN, PA 19428

RAZOR CAPITAL, LLC C/O TODD ANDERSON 8003 NORMAN CENTER DRIVE, S BLOOMINGTON, MN 55440

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

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

160 SCHOOL HOUSE LANE BLOOMSBURG, PA 17815-7550

DOMESTIC RELATIONS OF COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE

P.O. BOX 380

BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA

P.O. BOX 2675

DEPARTMENT OF WELFARE

HARRISBURG, PA 17105

INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704

PITTSBURGH, PA 15222

U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING

228 WALNUT STREET, SUITE 220

PO BOX 11754

HARRISBURG, PA 17108-1754

LEONARD & BONNIE SMOYER C/O GARRY WAMSER, ESQUIRE

NORTH PENN LEGAL SERVICES 168 EAST FIFTH STREET

BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION

6TH FLOOR, STRAWBERRY SO.

DEPT 280601

HARRISBURG, PA 17128

DEPARTMENT OF PUBLIC WELFARE.

TPL CASUALTY UNIT,

ESTATE RECOVERY PROGRAM

P.O. BOX 8486

WILLOW OAK BUILDING HARRISBURG, PA 17105

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.

FSB 6 8 2810 Date:

Phelan Hallinan, LLP

Melissa J. Cantwell, Esq., Id. No.308912

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-BC2

vs.

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: <u>2011-CV-1894-CV</u>

Plaintiff

COLUMBIA COUNTY

BONNIE SMOYER A/K/A BONNIE L. SMOYER LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR.

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: BONNIE SMOYER
A/K/A BONNIE L. SMOYER
LEONARD H. SMOYER
A/K/A LEONARD H. SMOYER, JR.
160 SCHOOL HOUSE LANE
BLOOMSBURG, PA 17815-7550

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 160 SCHOOL HOUSE LANE, BLOOMSBURG, PA 17815-7550 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 \$91,585.59 obtained by U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-BC2 (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 <u>215-563-7000</u>.
- 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 THOSE CERTAIN pieces and parcels of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows:

TRACT NO. 1: BEGINNING at a stone and thence by land now or late of Elizabeth (7), North 36 degrees West, 24 perches to a white oak; THENCE by the same, North 1 degree East, 14 perches to a stone; THENCE by the same, North 71-1/2 degrees east, 27 perches to a maple; THENCE by the same, South 20-1/2 degrees East, 29.1 perches to a public road; THENCE around and along said public road, 82 feet to the old McAuly Railroad; THENCE along said Railroad, South 62 degrees West, 22.2 perches to the place of BEGINNING, and CONTAINING six acres, more or less.

TRACT NO. 2: BOUNDED on the north by lands now or late of Henry Miller; on the east by other lands now or late of Daniel Gearhart; on the south by lands now or late of Martin Johnson, Joseph Klingaman and other lands now or late of Daniel Gearhart; and on the west by a public road and CONTAINING ten acres, more or less.

TRACT NO. 3: BOUNDED on the north by lands now or late of Henry Miller; on the cast by lot now or late of Peter Sherman Estate and land now or late of John Johnson; on the south by lot now or late of John Johnson, Mrs. Fink and Mrs. C.A. Shuman, and on the west by other lands now or late of Daniel Gearhart, and CONTAINING four acres, more or less.

TRACT NO. 4: BOUNDED On the north by Lot No. 2; on the east by lands now or late of Joseph Klingaman; on the south by public road; and on the west by lands now or late of Charles Richart, CONTAINING two acres and 87 perches of land, more or less.

TITLE TO SAID PREMISES VESTED IN Leonard H. Smoyer, Jr. and Bonnie L. Smoyer, his wife, by Deed from Thelma A. Smoyer and Leonard H. Smoyer, her husband, dated 11/21/1989, recorded 11/22/1989 in Book 441, Page 644.

Premises being: 160 SCHOOL HOUSE LANE, BLOOMSBURG, PA 17815-7550

Tax Parcel # 01-04-026-00.000

By virtue of a Writ of Execution NO. 2011-CV-1894-CV

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-BC2

vs.

BONNIE SMOYER A/K/A BONNIE L. SMOYER LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR.

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

(Municipality)

<u>160 SCHOOL HOUSE LANE, BLOOMSBURG, PA 17815-7550</u> Parcel No. 01-04-026-00.000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$91,585.59

Attorneys for Plaintiff Phelan Hallinan, LLP

By virtue of a Writ of Execution NO. 2011-CV-1894-CV

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-BC2

VS.

BONNIE SMOYER A/K/A BONNIE L. SMOYER LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR.

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

(Municipality)

<u>160 SCHOOL HOUSE LANE, BLOOMSBURG, PA 17815-7550</u> <u>Parcel No. 01-04-026-00.000</u>

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$91,585.59

Attorneys for Plaintiff Phelan Hallinan, LLP

By virtue of a Writ of Execution NO. 2011-CV-1894-CV

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-BC2

vs.

BONNIE SMOYER A/K/A BONNIE L. SMOYER LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR.

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

(Municipality)

<u>160 SCHOOL HOUSE LANE, BLOOMSBURG, PA 17815-7550</u> Parcel No. 01-04-026-00.000

. (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$91,585.59

Attorneys for Plaintiff Phelan Hallinan, LLP

By virtue of a Writ of Execution NO. 2011-CV-1894-CV

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-BC2

vs.

BONNIE SMOYER A/K/A BONNIE L. SMOYER LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR.

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

(Municipality)

160 SCHOOL HOUSE LANE, BLOOMSBURG, PA 17815-7550 Parcel No. 01-04-026-00.000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$91,585.59

Attorneys for Plaintiff Phelan Hallinan, LLP

COURT OF COMMON PLEAS U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE

FOR THE STRUCTURED ASSET SECURITIES

CIVIL DIVISION CORPORATION MORTGAGE PASS-THROUGH

CERTIFICATES SERIES 2006-BC2

NO.: 2011-CV-1894-CV **Plaintiff**

٧. COLUMBIA COUNTY

BONNIE SMOYER A/K/A BONNIE L. SMOYER

LEONARD H. SMOYER

A/K/A LEONARD H. SMOYER, JR.

Defendant(s)

PHS # 269842

26-13

AFFIDAVIT PURSUANT TO RULE 3129.1

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-BC2, 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 160 SCHOOL HOUSE LANE, BLOOMSBURG, PA 17815-7550.

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

Address (if address cannot be reasonably ascertained. Name

please so indicate)

BONNIE SMOYER A/K/A BONNIE L. SMOYER

160 SCHOOL HOUSE LANE BLOOMSBURG, PA 17815-7550

LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR. 160 SCHOOL HOUSE LANE **BLOOMSBURG, PA 17815-7550**

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

Address (if address cannot be reasonably Name

ascertained, please so indicate)

SAME AS ABOVE.

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

Name

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

RAZOR CAPITAL, LLC

8003 NORMAN CENTER DRIVE, S BLOOMINGTON, MN 55440

RAZOR CAPITAL, LLC

GORDON & WEINBERG, P.C.

C/O FREDERIC L WEINBERG, ESQUIRE

1001 E. HECTOR STREET, SUITE 220

CONSHOHOCKEN, PA 19428

RAZOR CAPITAL, LLC

GORDON & WEINBERG, P.C. C/O JOEL M. FLINK, ESQUIRE

1001 E. HECTOR STREET, SUITE 220

CONSHOHOCKEN, PA 19428

Æ RAZOR CAPITAL, LLC C/O TODD ANDERSON

8003 NORMAN CENTER DRIVE, S **BLOOMINGTON, MN 55440**

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

Address (if address cannot be Name

reasonably ascertained, please indicate)

None.

5.	Name and address of every other person who has any Name	record lien on the property: Address (if address cannot be reasonably ascertained, please indicate)
	None.	
6.	Name and address of every other person who has any sale.	record interest in the property and whose interest may be affected by the
	Name	Address (if address cannot be reasonably ascertained, please indicate)
	None.	
7.	Name and address of every other person of whom the be affected by the sale:	e plaintiff has knowledge who has any interest in the property which may
	Name	Address (if address cannot be reasonably ascertained, please indicate)
	TENANT/OCCUPANT	160 SCHOOL HOUSE LANE BLOOMSBURG, PA 17815-7550
	DOMESTIC RELATIONS OF COLUMBIA COUNTY	COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815
7	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE	P.O. BOX 2675 HARRISBURG, PA 17105
\$	INTERNAL REVENUE SERVICE ADVISORY	1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222
9	U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING	228 WALNUT STREET, SUITE 220 PO BOX 11754 HARRISBURG, PA 17108-1754
4,5	LEONARD & BONNIE SMOYER C/O GARRY WAMSER, ESQUIRE	NORTH PENN LEGAL SERVICES 168 EAST FIFTH STREET BLOOMSBURG, PA 17815
1/	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION	6TH FLOOR, STRAWBERRY SQ. DEPT 280601 HARRISBURG, PA 17128
12	DEPARTMENT OF PUBLIC WELFARE, TPL CASUALTY UNIT, ESTATE RECOVERY PROGRAM	P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105

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.

Date:

Phelan Hallinan, LLP
Melissa J. Cantwell, Esq., Id. No.308912
Attorney for Plaintiff

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TITLE TO SAID PREMISES VESTED IN Leonard H. Smoyer, Jr. and Bonnie L. Smoyer, his wife, by Deed from Thelma A. Smoyer and Leonard H. Smoyer, her husband, dated 11/21/1989, recorded 11/22/1989 in Book 441, Page 644.

Premises being: 160 SCHOOL HOUSE LANE, BLOOMSBURG, PA 17815-7550

Tax Parcel # 01-04-026-00.000

SHERIFF'S RETURN

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-BC2 Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

No.: 2011-CV-1894-CV

vs.

BONNIE SMOYER A/K/A BONNIE L. SMOYER LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR.

ISSUED

-			
De	l'Arm	410	nte
10	ш	ча	11110

NOW,		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		A Company of the Comp		
		Sheriff, Columbia County, Pennsylvania		
		By Deputy Sheriff		
	AFFIDAVIT OF SERVICE			
Now,	20 <u></u> , 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	<u> </u>	the contents thereof.		
Sworn and Subscribed before me		So Answers,		
this				
day of	20			
		BY:		
Notary Public		Sheriff		
		20, See return endorsed hereon by Sheriff of		
		County Dannaylvania and made a part of this		
return				
Total II		So Answers,		
		GI 'SE		
		Sheriff		
		Deputy Sheriff		

SHERIFF'S DEPARTMENT

		INSTRUCTIONS: Please type or print legibly, insuring				
I ROCESS RECENT CONTROL OF THE CONTR		readability of all copies. Do not detach any copies.				
	Exp	piration date				
Plaintiff U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THASSET SECURITIES CORPORATION MORTGAGE PASS-THR CERTIFICATES SERIES 2006-BC2		No.: <u>2011-CV-1894-CV</u>				
Defendant		Type or Writ of Complaint				
BONNIE SMOYER A/K/A BONNIE L. SMOYER LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR.		EXECUTION/NOTICE OF SALE				
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SE						
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Z 160 SCHOOL HOUSE LANE	(ip Code)					
BLOOMSBURG, PA 17815-7550						
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST I	IN EXPEDITING SE	HRVICE.				
PLEASE POST THE PREMISES WITH THE SHERIFF'S HA	NDBILL OF S.	ALE.				
NOW,	PA do hereby deput	ize the Sheriff of				
	Sheriff of CO1	L'MBIA County, Penna.				
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER Of property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaintif sheriff's sale thereof.	whomever is found:	in possession, after notifying person of levy or				
Signature of Attorney of other Originator requesting service on behalf of XX Plaint Defe		clephone Number Date				
ADDRESS:—One Penn Center at Subraban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814		215)563-7000				
SPACE BELOW FOR USE OF SHERIFF	ONLY — DO	NOT WRITE BELOW THIS LINE				
PLAINTIFF		Court Number				
RETURNED: All IRMED and subscribed to before me this day	SO ANSWERS	Date				
	Signature of Dep. S					
of20	Signature of Sheriff	Date				
	a					
	Sheriff of					

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RET	URN readah	RUCTIONS: Please type or print legibly, insuring bility of all copies. Do not detach any copies. ation date
Plaintifi U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR TH ASSET SECURITIES CORPORATION MORTGAGE PASS-THR CERTIFICATES SERIES 2006-BC2		No.; <u>2011-CV-1894-CV</u>
Defendant BONNIE SMOYER A/K/A BONNIE L. SMOYER LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR.	,,,, ·· -	Type or Writ of Complaint EXECUTION/NOTICE OF SALE
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION. ETC., TO SE BONNIE SMOYER A/K/A BONNIE L. SMOYER ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 7. 160 SCHOOL HOUSE LANE, BLOOMSBURG, P.	ip Code)	N OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST I SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW. , 20, I, Sheriff of COLUMBIA County.		
County, to execute the within and make return thereof according to law.	THE do hereby departe	
	Sheriff of COLUM	MB1A County, Penna.
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER of property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaintif sheriff's sale thereof.	whomever is found in p	ossession, after notifying person of levy or
Signature of Attorney or other Originator negresting service on behalf of XX Plain Defe ADIRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bouleva Philadelphia, PA 19103-1814	ndant rd, Suite 1400 (215	ohone Number Date 5)563-7000
SPACE BELOW FOR USE OF SHERIFF	ONLY — DO N	NOT WRITE BELOW THIS LINE Court Number
PI.AINTIFF		Court Number
RETURNED:	SO ANSWERS	Date
AFFIRMED and subscribed to before me this day	Signature of Dep. Shor	
of20	Signature of Sheriff	Date
	Sheriff of	

SHERIFF'S DEPARTMEN'I

SHERIFF SERVICE		<u> </u>	STRUC	TIONS: Please tvi	pe or print legibly, insuring	
			ability of all copies. Do not detach any copies.			
TROCEDS (COCIM) and III 12 14 14 14 14 14 14			xpiratio	·		
Plaintiff			1	No.: 2011-CV-1894-C	ŢV.	
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ASSET SECURITIES CORPORATION MORTGAGE PASCERTIFICATES SERIES 2006-BC2			RED			
Defendant				Type or Writ of Comp	plaint	
BONNIE SMOYER A/K/A BONNIE L. SMOYER LEONARD H. SMOYER A/K/A LEONARD H. SMOYER	l, JR.			EXECUTION/NOTICE OF SALE		
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ET LEONARD H. SMOYER A/K/A LEONAR	TC., TO SERV		IPTION OF	PROPERTY TO BE LEVI	ED, ATTACHED OR SALE.	
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., 160 SCHOOL HOUSE LANE, BLOOMSB)	State and Zip (Code))			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL	ASSIST IN	EXPEDITING	SERVICE			
SERVE DEFENDANT WITH THE NOTICE OF SALE	, ,,,					
NOW,, 20, I, Sheriff of COLUMBIA County, to execute the within and make return thereof according to law.	A County, PA	A do hereby de	putize the 5	Sheriff of	·	
		Sheriff of C	OLUMBIA	County, Penna.		
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. W property under within writ may leave same without a watchman, in cattachment without liability on the part of such deputy or sheriff to an sheriff's sale thereof.	ustody of wh	somever is four	id in posses	ssion, after notifying per	rson of levy or	
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff Defendant Defendant				Date		
ADDRESS: One Penn Conter at Suburban Station, 1617 John F. Kunnedy Boulevard. Suite 1400 Philadelphia, PA 19103-1814			(215)563-7000			
SPACE BELOW FOR USE OF SHI	ERIFF (NLY — I	ON NOT	WRITE BELO	W THIS LINE	
PLAINTIFF				Court Number		
	•					
RETURNED:						
		O ANSWERS			Date	
	Si	gnature of Dep	. Sheriff			
of	20					
	Si	gnuture of She	riff		Date	
	Si	neriff of				

Phelan Hallinan, & Schmieg LLP One Penn Center Ste 1400 Philadelphia, PA 19103

TD Bank, NA 3-180/360

001259937

AMOUNT ****\$1,350.00

DATE 12/26/2012

Œ

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

Sheriff of Columbia County 35 W Main Street TO THE ORDER

OF

Bloomsburg, PA 17815

KXU [269842] 160 SCHOOL HOUSE LANE (2011-CV-1894-CV)

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