

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

US Bank NA VS Leonard & Bonnie Sneyer

NO. 26-13 ED NO. 1894-11 JD

DATE/TIME OF SALE: July 10 2010

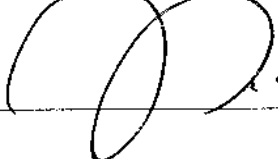
BID PRICE (INCLUDES COST) \$ 2267.76

POUNDAGE - 2% OF BID \$ 45.36

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2313.12

PURCHASER(S):  Joseph A Dessy

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 2313.12

LESS DEPOSIT: \$ 1356.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 963.12

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
U.S. BANK NATIONAL ASSOCIATION

vs.

Defendant
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

Writ of Execution No. : 2011CV1894

Advance Sheriff Costs: \$1,350.00

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

Sheriff Costs

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

Distribution Costs

Recording Fees	\$55.00
Total Distribution Costs	\$55.00

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.

Columbia County Sheriff, Bloomsburg, Pennsylvania, 17815, (570) 389-5622, (570)-389-5625 (fax)

by CountyStar Print - TeleSoft, Inc

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

TD Bank, NA
3-180/360

001337441

PAY NINE HUNDRED SIXTY-THREE AND 12 / 100 Dollars

DATE
8/15/2013

AMOUNT
****\$963.12

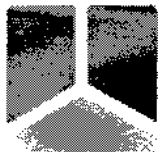
TO THE Sheriff of Columbia County
ORDER 35 W Main Street
OF Bloomsburg, PA 17815

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

AUTHORIZED SIGNATURE

Thomas S. Hallinan

⑈001337441⑈ ⑆036001808⑆ 361508666⑈



Representing Bondee in Bondee, PA

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 Sheriff
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:

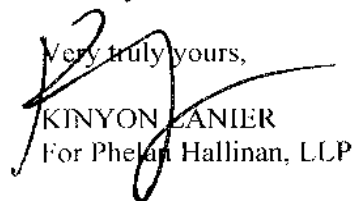
Please assign the bid on the above captioned property, which was knocked down to the law firm of Phelan Hallinan, LLP as "attorney-on-the-writ," please prepare the Sheriff's Deed to **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES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

Very truly yours,


KINYON LANIER
For Phelan Hallinan, LLP

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

PH # 763675

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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

State T id

Book Number

Page Number

Date Recorded

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

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

Name Phelan Hallinan, LLP	Telephone Number Area Code 215-563-7000
Street Address 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza	City State Zip Code Philadelphia PA 19103

B. TRANSFER DATA

Grantor(s)/Lessor(s)
Timothy Chamberlain

Street Address

PO Box 380, W. Main Street

City State Zip Code
Bloomsburg PA 17815

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES
SERIES 2006-BC2**

Street Address

**C/O WELLS FARGO BANK, N.A.
3476 STATEVIEW BOULEVARD
FORT MILL, SC 29715**

City State Zip Code
FORT MILL SC 29715

D. REAL ESTATE LOCATION

Street Address
**160 SCHOOL HOUSE LANE, BLOOMSBURG, PA
17815-7550**

City, Township, Borough
TOWNSHIP OF BEAVER

County COLUMBIA	School District BLOOMSBURG	Tax Parcel Number 01-04-026-00.000
---------------------------	--------------------------------------	--

E. VALUATION DATA – WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration \$2,313.12 (winning bid)	2. Other Consideration + -0-	3. Total Consideration = \$2,313.12
4. County Assessed Value \$21,669.00	5. Common Level Ratio Factor x 3.55	6. Fair Market Value = \$76,924.95

F. EXEMPTION DATA

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

Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession _____ (Name of Decedent) Estate File Number _____
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
- ☐ If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
(If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default.
(Attach copy of mortgage and note/assignment)
- ☐ Corrective 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 have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true correct and complete.

Signature of Correspondent or Responsible Party

KINYON LANIER

Date

8/16/12

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
FOR THE STRUCTURED ASSET SECURITIES
CORPORATION MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2006-BC2**

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2011-CV-1894-CV

COLUMBIA COUNTY

PHS # 269842

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**.

1. 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
CONSHOHOCKEN, 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 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
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
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.

Date: FEB 08 2013

By: _____

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 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 proceeds any property sold hereunder, and the schedule ten (10) days after 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 McAulry 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 1 on said prior deed.

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 faults 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 against 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 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.

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

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY,
Pennsylvania
www.sheriffcolumbiacounty.com

law deposes and says that Press Enterprise is
ipal office and place of business at 3185
olumbia and State of Pennsylvania, and was
as been published daily, continuously in said
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.

(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 NOTARIES

....., 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**

1817 John F Kennedy Blvd
Suite 1400
Philadelphia, PA 19103
Phone: (215) 563-7000
Fax: (215) 563-8656

**Phelan Hallinan &
Schmieg, LLP**

Fax

26

To:	Columbia County Sheriff Office	From:	Patrick Wirt
Fax:	570.389.5625	Date:	February 14, 2013
Phone:		Pages:	1
Re:	Postpone Sale Date	CC:	
<input checked="" type="checkbox"/> Urgent <input checked="" type="checkbox"/> For Review <input type="checkbox"/> Please Comment <input type="checkbox"/> Please Reply <input type="checkbox"/> Please Recycle			

•Comments:

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 – 180 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 your assistance in this matter.

Thank you,

Patrick Wirt

Phone – 215-320-0007 Ext 1338

Fax – 215-563-8656

SHERIFF'S SALE COST SHEET

VS.
NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

✓ DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>270.00</u>	
✓ LEVY (PER PARCEL	\$15.00	
✓ MAILING COSTS	\$ <u>78.00</u>	
✓ ADVERTISING SALE BILLS & COPIES	\$17.50	
✓ ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</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>9.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>560.50</u>

✓ WEB POSTING	\$150.00	
✓ PRESS ENTERPRISE INC.	\$ <u>1222.26</u>	
✓ SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1447.26</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>?</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>190.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 2267.76

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.: 2011-CV-1894-
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
Meredith 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
SECURITIES CORPORATION MORTGAGE
PASS-THROUGH CERTIFICATES SERIES 2006-
BC2
Plaintiff,

v.

BONNIE SMOYER A/K/A BONNIE L. SMOYER
LEONARD H. SMOYER A/K/A LEONARD H.
SMOYER, JR.
Defendant(s)

: COLUMBIA COUNTY
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
:
: No.: 2011-CV-1894-CV
No.:

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) SS:

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

Date: 4/10/13


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
Address of
Sender

Phelan Holdings, L.P.
1515 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

PARSADA - MAY 8, 2013 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	TENANT OCCUPANT 166 SCHMIDT HOUSE LANE BLOOMSBURG, PA 17815-7552	\$0.44
2	****	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAXES INHERITANCE TAX DIVISION 5TH FLOOR, STRAWBERRY SQ DEPT 120401 HARRISBURG, PA 17128	\$0.44
3	****	DEPARTMENT OF PUBLIC WELFARE, TTL CASUALTY UNIT, ESTATE RECOVERY PROGRAM P.O. BOX 8485 WILLOW OAK BUILDING HARRISBURG, PA 17118	\$0.44
4	****	RAZOR CAPITAL, LLC 9001 NORMAN CENTER DRIVE, S BLOOMINGTON, MN 55408	\$0.44
5	****	RAZOR CAPITAL, LLC C/O FREDERIC I. WEINBERG, ESQUIRE GORDON & WEINBERG, P.C. 1001 E. HECTOR STREET, SUITE 220 CONSHOHOCKEN, PA 19028	\$0.44
6	****	RAZOR CAPITAL, LLC C/O 2001 M. FLINN, ESQUIRE GORDON & WEINBERG, P.C. 1001 E. HECTOR STREET, SUITE 220 CONSHOHOCKEN, PA 19028	\$0.44
7	****	RAZOR CAPITAL, LLC C/O TUDOR ANDERSON 9001 NORMAN CENTER DRIVE, S BLOOMINGTON, MN 55408	\$0.44
8	****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 800 BLOOMSBURG, PA 17815	\$0.44
9	****	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 3675 HARRISBURG, PA 17105	\$0.44
10	****	INTERNAL REVENUE SERVICE, ADVISORY 1800 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222	\$0.44
11	****	U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 128 WALNUT STREET, SUITE 220 PO BOX 11754 HARRISBURG, PA 17118-0754	\$0.44
12	****	LEONARD & BONNIE SMOYER C/O GARRY WAMSER, ESQUIRE NORTH PENN LEGAL SERVICES 160 EAST 17TH STREET BLOOMSBURG, PA 17815	\$0.44
RE: BONNIE SMOYER AKA BONNIE L. SMOYER (COLUMBIA) PHS#200401111 Page 1 of 1 With Team			\$4.28
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual 9500.9913 and 9921 for limitations of coverage.

Form 3877 Facsimile

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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

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

NOTARY

Affirmed and subscribed to before me this

5TH day of APRIL, 2013

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

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

my County, State of Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2011CV1894

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	03/12/2013
Notes:	SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	160 SCHOOLHOUSE ROAD SHUMANS/ BEAVER TWP BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:	<i>[Signature]</i>		
Relation:			
Date:	4-8-13	Time:	1:00
Deputy:	<i>TC</i>	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. _____
6. _____

(POSTING)

2011CV1894

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

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: BONNIE SMOYER AT SHERIFF'S OFFICE, BLOOMSBURG, PA 17815


AYDAN YAMAN, DEPUTY

SO ANSWERS,

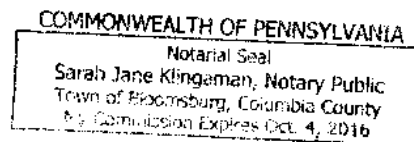

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 15, 2013

NOTARY

Affirmed and subscribed to before me this

15TH day of FEBRUARY, 2013



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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy

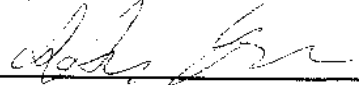


U.S. BANK NATIONAL ASSOCIATION
vs.
BONNIE SMOYER (et al.)

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,

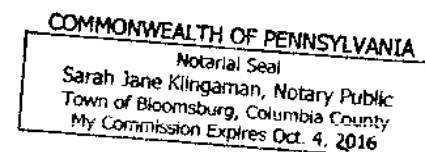

TIMOTHY T. CHAMBERLAIN, SHERIFF

February 15, 2013

NOTARY

Affirmed and subscribed to before me this

15TH day of FEBRUARY 2013



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

FBI
PROPERTY

Court of Common Pleas
Civil Division
COLUMBIA County
No.: 2011-CV-1894-CV

vs.

Defendants

AND NOW, this 26 day of March, 2013 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

TOTAL	\$104,646.53
-------	--------------

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

J.

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

REAL ESTATE TAX CERTIFICATION

Date: 03/05/2013

Fee: \$5.00

Cert. NO: 13755

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

District: BEAVER TWP
Deed: 0441 -0644
Location: 160 SCHOOL HOUSE LN
Parcel Id:01 -04 -026-00,000

Assessment: 21,669

Balances as of 03/05/2013

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

By: Columbia County Sheriff Per: dm.

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 LEONARD E & BONNIE L J

Municipality: BEAVER TWP

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

160 SCHOOLHOUSE LANE
BLOOMSBURG PA 17815

Property Desc:

Bill #		Discount:		Face:		Penalty:	
		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	\$31.85	04/30/2013	\$32.50	06/30/2013	\$35.75	08/31/2013
		Payment					

Total Paid To Date:	\$0.00
---------------------	--------

dm.

Signature

3-5-13

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.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2011CV1894

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name: BONNIE SMOYER

Primary Address: 160 SCHOOLHOUSE ROAD 4405
SHUMANS/ BEAVER TWP
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: 3050

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge: Bonnie Smoyer

Relation: des.

Date: 2-15-13

Time: 1115

Deputy: 5-14

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date: 2/14/13

Time: 1040

Mileage:

Deputy: 5-905-4

Service Attempt Notes:

1. CCA

2.

3.

4.

5.

6.

SMOYER, BONNIE

2011CV1894

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2011CV1894

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name: LEONARD SMOYER

Primary Address: 160 SCHOOLHOUSE ROAD LANE
SHUMANS/ BEAVER TWP
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address: C C S O

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge: Leonard Smoyer

Relation: def

Date: 2-15-13

Time: 1115

Deputy: S-14

Mileage:

Attorney / Originator:

Name: PHELAN HALLINAN & SCHIMIEG LLP

Phone: 215-563-7000

Service Attempts:

Date: 2/14/13

Time: 1014

Mileage:

Deputy: S-9 & S-4

Service Attempt Notes:

1. L C H A

2.

3.

4.

5.

6.

SMOYER, LEONARD

2011CV1894

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

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2011CV1894

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name: LEONARD & BONNIE SMOYER
Primary Address: C/O GARRY WAMSER, ESQ.
168 E 5TH STREET
BLOOMSBURG, PA 17815
Phone: DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted Other
Adult In Charge: KAREL MARBLE
Relation: SECRETARY
Date: 2/14/13 Time: 0850
Deputy: J-90 J-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. _____
6. _____

LEONARD & BONNIE SMOYER 2011CV1894 C/O GARRY WAMSER, ESQ., 168 E 5TH STREET, BLOOM EXP: 03/12/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2011CV1894

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Deb Miller

Relation:

clerk

Date:

2-13-13

Time:

1438

Deputy:

S-14

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. _____
6. _____

COLUMBIA COUNTY TAX C

2011CV1894

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 03/12/2013

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

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

Case Number
2011CV1894

SERVICE COVER SHEET

Service Details:

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

Serve To:

Name: Domestic Relations Office of Columbia Col

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Maureen Cole

Relation: clerk

Date: 2-13-13

Time: 1440

Deputy: S-14

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.
- 6.

DOMESTIC RELATIONS OF 2011CV1894 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P EXP: 03/12/2013

Document Receipt

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

Document Receipt

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 PA 17128

Document Receipt

Trans # 14556 Carrier / service: POST 2PM 2/13/2013

Ship to: FAIR

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #: 9171924291001000020622

Doc Ref #: 26ED2013

HARRISBURG PA 17105

Document Receipt

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

Document Receipt

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 PA 17105

Document Receipt

Trans # 14553 Carrier / service: POST 2PM 2/13/2013

Ship to: 14553

COMMONWEALTH OF PA

DEPT 280601

Tracking #: 9171924291001000020592

Doc Ref #: 26ED2013

HARRISBURG PA 17128

Document Receipt

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 PA 17108

Document Receipt

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 PA 15222

Document Receipt

Trans # 14550 Carrier / service: POST 2PM 2/13/2013

Ship to: 14550

COMMONWEALTH OF PA

PO BOX 2675

Tracking #: 9171924291001000020561

Doc Ref #: 26ED2013

HARRISBURG PA 17105

Document Receipt

Trans # 14549 Carrier / service: POST 2PM 2/13/2013

Ship to: 14549

RAZOR CAPITAL, LLC

C/O TODD ANDERSON

8003 NORMAN CENTER DRIVE, S

BLOOMINGTON MN 55440

Tracking #: 9171924291001000020554

Doc Ref #: 26ED2013

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

N

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
N

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

DATE RECEIVED 2-12-13
DOCKET AND INDEX 2-13-13

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$1,350.00 OR _____	<input checked="" type="checkbox"/>	CK# <u>1259937</u>

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

SALE DATE	<u>May 8, 13</u>	TIME <u>0900</u>
POSTING DATE	<u>Apr 4, 13</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Apr 17</u>	
	2 ND WEEK <u>24</u>	
	3 RD WEEK <u>May 1, 13</u>	

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 1 on said prior deed.

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 fails 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 against 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 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.

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**

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2011-CV-1894-CV

vs.

COLUMBIA COUNTY

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

2013 ED 26

To the PROTHONOTARY:

Issue writ of execution in the above matter:

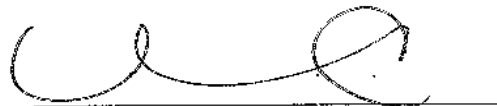
Amount Due

\$91,585.59

Interest from 01/11/2013 to Date of Sale

\$_____ and costs.

@ \$15.06 Per diem



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


U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE	:	COURT OF COMMON PLEAS
STRUCTURED ASSET SECURITIES CORPORATION	:	
MORTGAGE PASS-THROUGH CERTIFICATES	:	CIVIL DIVISION
SERIES 2006-BC2	:	
Plaintiff	:	NO.: <u>2011-CV-1894-CV</u>
	:	
v.	:	
	:	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.

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

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

vs.

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

VERIFICATION OF NON-MILITARY SERVICE

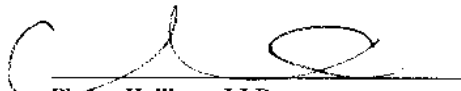
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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
Attorney for Plaintiff

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

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

Plaintiff

v.

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

Defendant(s)

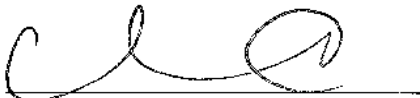
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2011-CV-1894-CV
:
:
: COLUMBIA COUNTY
:

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 FIAA 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.

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

PHILAN 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
:
: NO.: 2011-CV-1894-CV
:

vs.

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

VERIFICATION OF NON-MILITARY SERVICE

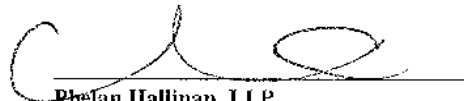
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(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.


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

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

Plaintiff

v.

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

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2011-CV-1894-CV

COLUMBIA COUNTY

PHS # 269842

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**.

1. 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
CONSHOHOCKEN, 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 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
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
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**

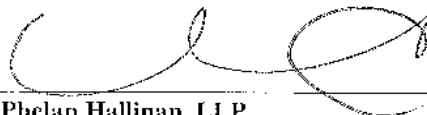
**DEPARTMENT OF PUBLIC WELFARE,
TPL CASUALTY UNIT,
ESTATE RECOVERY PROGRAM**

**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.

Date: FEB 08 2010

By: _____


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

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

Plaintiff

vs.

BONNIE SMOYER A/K/A BONNIE L. SMOYER
LEONARD H. SMOYER A/K/A LEONARD H. SMOYER, JR.
Defendant(s)

: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2011-CV-1894-CV
:
: COLUMBIA COUNTY
:

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 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

LEGAL DESCRIPTION

ALL 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 east 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

SHORT DESCRIPTION

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

SHORT DESCRIPTION

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**

SHORT DESCRIPTION

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

SHORT DESCRIPTION

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

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

Plaintiff

v.

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

Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2011-CV-1894-CV**
:
:
: **COLUMBIA COUNTY**
:
: **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**.

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

Name

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

1 **BONNIE SMOYER
A/K/A BONNIE L. SMOYER**

**160 SCHOOL HOUSE LANE
BLOOMSBURG, PA 17815-7550**

2 **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)

3 **RAZOR CAPITAL, LLC**

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

4 **RAZOR CAPITAL, LLC
C/O FREDERIC I. WEINBERG, ESQUIRE**

**GORDON & WEINBERG, P.C.
1001 E. HECTOR STREET, SUITE 220
CONSHOHOCKEN, PA 19428**

5 **RAZOR CAPITAL, LLC
C/O JOEL M. FLINK, ESQUIRE**

**GORDON & WEINBERG, P.C.
1001 E. HECTOR STREET, SUITE 220
CONSHOHOCKEN, PA 19428**

6 **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 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

7 COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

P.O. BOX 2675
HARRISBURG, PA 17105

8 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

10 LEONARD & BONNIE SMOYER
C/O GARRY WAMSER, ESQUIRE

NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815

11 COMMONWEALTH OF PENNSYLVANIA
BUREAU OF INDIVIDUAL TAXES
INHERITANCE TAX DIVISION

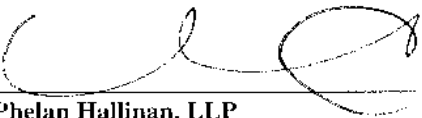
6TH FLOOR, STRAWBERRY SQ.
DEPT 280601
HARRISBURG, PA 17128

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: 01/20/03

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

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 east 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

SHERIFF'S RETURN

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

Plaintiff

vs.

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

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2011-CV-1894-CV

ISSUED

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

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

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

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

20 ____, See return endorsed hercon by Sheriff of
County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date _____

Plaintiff

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

No.: 2011-CV-1894-CV

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

AT

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

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

160 SCHOOL HOUSE LANE

BLOOMSBURG, PA 17815-7550

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

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

NOW, _____, 20__ I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____
County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

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

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

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN	INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies. Expiration date _____
--	---

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

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
BONNIE SMOYER A/K/A BONNIE L. SMOYER
 ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)
160 SCHOOL HOUSE LANE, BLOOMSBURG, PA 17815-7550

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

 Sheriff of COLUMBIA County, Penna.

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

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

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

PLAINTIFF _____	Court Number _____
--------------------	-----------------------

RETURNED:

AFFIRMED and subscribed to before me this _____ day of _____ 20____	SO ANSWERS Signature of Dep. Sheriff _____ Signature of Sheriff _____ Sheriff of _____	Date _____ Date _____
--	---	--------------------------------

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

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

Expiration date _____

Plaintiff

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

No.: 2011-CV-1894-CV

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 SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

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

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

160 SCHOOL HOUSE LANE, BLOOMSBURG, PA 17815-7550

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

Sheriff of COLUMBIA County, Penna.

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

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

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

Telephone Number

(215)563-7000

Date

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

PLAINTIFF

Court Number

RETURNED:

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

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

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

TD Bank, NA
3-180/360

001259937

DATE
12/26/2012

AMOUNT
****\$1,350.00

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

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

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

Travis S. Hallinan
AUTHORIZED SIGNATURE

⑈001259937⑈ ⑆036001808⑆ 361508666⑈