

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815
FAX: (717) 784-0257

24 HOUR PHONE
(717) 784-6000

PHONE
(717) 899-5622

DATE Feb 1, 2002 TIME 1225

SENDING 3 PAGES INCLUDING TRANSMITTAL SHEET

TO Atty HOLLER - ALN KATHY

TELECOPIER PHONE NO. 717-234-7512

FROM: Sheriff ROADARMEL

SHERIFF'S FILE NO. 101-2001 - 144-01

IF YOU DO NOT RECEIVE ALL PAGES INDICATED ABOVE, PLEASE CONTACT US
AT 570-389-5622 IMMEDIATELY.

THE FOLLOWING IS BEING TRANSMITTED:

☒ AS PER YOUR REQUEST
☒ FOR YOUR INFORMATION
☐ FOR COMMENT/APPROVAL
☐ PLEASE CALL ME

MESSAGE:

Post Sheet - LEAD 11
Final Post Sheet

THE INFORMATION CONTAINED IN THE COMMUNICATION IS SUBJECT TO BE CONFIDENTIAL
INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR FIRM TO WHICH IT
IS DIRECTED (NAMED ABOVE). IF THE READER OF THIS COMMUNICATION IS NOT THE
INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION OR DIS-
CLOSURE OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED
THIS FACSIMILE COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELE-
PHONE AND RETURN THE ORIGINAL MESSAGE TO US VIA THE UNITED STATES POSTAL
SERVICE. THANK YOU.

First Union National Bank vs. Elizabeth & Gary Gearing
107-01 E.D. No. 144-01 J.D. Date of Sale 12/12/61 Time of Sale 0900

DOCKET & RETURN

\$ 15.00

SERVICE PER DEFENDANT OR GARNISHEE

150.00

LEVY (PER PARCEL)

15.00

MAILING COSTS

17.50

ADVERTISING, SALE BILLS & COPIES

17.50

ADVERTISING SALE (PLUS NEWSPAPER)

15.00

MILEAGE

15.00

POSTING HANDBILL

15.00

CRYING/ADJOURN SALE (EACH SALE)

10.00

SHERIFF'S DEED

35.00

TRANSFER TAX FORM

25.00

DISTRIBUTION FORM

25.00

OTHER

Notary
copies12.004.50

TOTAL *****

150.00\$ 311.50

Enterprise Ad
 PRESS-ENTERPRISE INC

\$ 485.48

SOLICITOR'S SERVICES

75.00

TOTAL *****

\$ 110.48

PROTHONOTARY (NOTARY)

\$ 10.00

RECORDER OF DEEDS

28.50

OTHER

TOTAL *****

\$ 38.50

REAL ESTATE TAXES:

BOROUGH, TWP & COUNTY TAXES 2001\$ 267.57SCHOOL DISTRICT TAXES 20651.74DELINQUENT TAXES 2010.00

TOTAL *****

\$ 929.31

MUNICIPAL FEES DUE:

SEWER- MUNICIPAL 2001\$ 240.00WATER- MUNICIPAL 20

TOTAL *****

\$ 240.00

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL *****

\$ 110.00

MISCELLANEOUS

\$

\$

TOTAL *****

\$ 2399.71

TOTAL COSTS (OPEN BID) *****\$

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 784-0257

24 HOUR PHONE
(717) 784-6300

SHERIFF'S REAL ESTATE FINAL COST SHEET

First Union National Bank vs Elizabeth + Geary Gearinger

NO. 101-01 E.D. NO. 144-01 J.D.

DATE OF SALE: 12/12/01 9:00 AM

BID PRICE (INCLUDES COSTS) \$ 26,000.-

POUNDAGE--2% OF BID PRICE \$ 520.-

TRANSFER TAX 2%, FAIR MARKET PRICE \$ -

MISC. COSTS \$ 2399.79

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2919.79

PURCHASER(S): _____

ADDRESS: _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Martin P. Gearinger - atty for

1st Union National Bank

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 2919.79

LESS DEPOSIT \$ 1200.-

DOWN PAYMENT \$ -

TOTAL DUE IN EIGHT DAYS \$ 1719.79

FIRST UNION NATIONAL BANK
TRUSTEE FOR PENNSYLVANIA
HOUSING FINANCE AGENCY
Plaintiff

vs.

ELIZABETH M. GEARINGER AND
GEARY R. GEARINGER

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
:
: *2001-ED-101*
: NO. 2001-CV-144
:
: CIVIL ACTION - LAW -
: IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO P.R.C.P. 3129.1

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **321 East Second Street, Berwick, PA 18603:**

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

Elizabeth M. Gearinger
321 East Second Street
Berwick, PA 18603

Geary M. Gearinger
321 East Second Street
Berwick, PA 18603

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

SAME

3. Name and address of every judgment creditor whose judgment appears of record on the real property to be sold:

UNKNOWN

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

PLAINTIFF HEREIN
(AND ANY OTHERS AS NOTED BELOW):

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

UNKNOWN

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

UNKNOWN

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

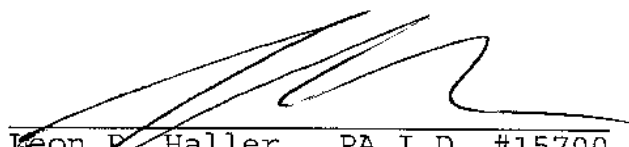
TENANTS IF ANY ...

Robert W. Buehner, Esquire
29 East Main Street, Suite B
Bloomsburg, PA 17815

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

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

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



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

DATE: September 14, 2001

LAW OFFICES

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

TELEPHONE (717) 234-4178
TELECOPIER (717) 234-1206

January 2, 2002

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

Re: PHFA vs. Gearinger, Elizabeth & Geary
No. 2001 CV 144

Dear Sheriff:

Enclosed please find our check in the amount of \$1,719.79 which represents the balance of the costs in the above sale. Also enclosed are affidavits of value for the deed to be recorded. **KINDLY MARK THE WRIT WITHDRAWN.**

THE GRANTEE SHOULD BE:

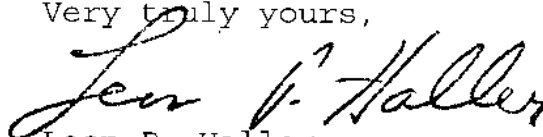
FIRST UNION NATIONAL BANK TRUSTEE FOR PENNSYLVANIA
HOUSING FINANCE AGENCY
2101 North Front Street
Harrisburg, PA 17105

A self-addressed envelope is enclosed for the recorder to return the original deed when it is available.

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

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

Very truly yours,


Leon P. Haller

LPH/ag
Enclosure

080967:7.95

PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PA 17102

COMMERCE BANK
60-184-313

43793

CHECK NO. CHECK DATE

043793 01/02/2002

CHECK AMOUNT

ONE THOUSAND SEVEN HUNDRED NINETEEN AND 79/100
DOLLARS*****

*****1,119.79

PAY
TO THE
ORDER
OF

SHERIFF OF COLUMBIA COUNTY

VOID AFTER 90 DAYS

⑈043793⑈ ⑆031301846⑆ 51 320931 2⑈

Tax Notice 2001 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9AM - 4PM
 CLOSED WEDNESDAY & HOLIDAYS.

PHONE: 570-752-7442

FOR: COLUMBIA COUNTY

DATE
 03/01/2001

BILL NO.
 3621

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	18,119	4.096	72.74	74.22	81.64
SINKING		.845	15.00	15.31	16.84
LIGHT		1.05	18.64	19.02	19.97
FIRE		1.25	22.20	22.65	23.78
BORO RE		5.8	102.99	105.09	110.34

The discount & penalty have been calculated for your convenience

PAY THIS AMOUNT

April 30
 If paid on or before

June 30
 If paid on or before

June 30
 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

GEARINGER GEARY R & ELIZABETH
 321 E SECOND STREET
 BERWICK PA 18603

Discount 2% 2%
 Penalty 10% 5%
 PARCEL: 04A-07-042-01,000
 321 E SECOND ST
 .08 Acres
 Land 2,500
 Buildings 15,619
 Total Assessment 18,119

This tax returned to courthouse on:
 January 1, 2002

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TAX NOTICE 2001 SCHOOL REAL ESTATE

BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

CONNIE C. GINGHER
 1615 LINCOLN AVENUE
 BERWICK, PA 18603

HOURS
 MON, TUES, THURS, FRI 9am
 -4pm CLOSED WEDNESDAYS AND
 HOLIDAYS.
PHONE 570-752-7442

The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.

FOR BERWICK AREA SCHOOL DISTRICT		DATE: 07/01/2001		BILL# 001469	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISC	AMOUNT PAID	INC. PENALTY
REAL ESTATE	18119	32.700	580.64	592.49	651.74
PAY THIS AMOUNT					
				AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID AFTER
				580.64	651.74
				592.49	

SCHOOL PENALTY AT 10%

M GEARINGER GEARY R & ELIZABETH
A 321 E SECOND STREET
I BERWICK PA 18603
L
T
O

PROPERTY DESCRIPTION		ACCT.
PARCEL 04A07 04201000		4372
321 E SECOND ST	2500.00	
0677-0222	15619.00	
0.08 ACRES		

THIS TAX RETURNED TO COURT HOUSE: JANUARY 1, 2002.

Original

FIRST UNION NATIONAL BANK
TRUSTEE FOR PENNSYLVANIA
HOUSING FINANCE AGENCY
Plaintiff

vs.

ELIZABETH M. GEARINGER AND
GEARY R. GEARINGER
Defendants

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
:
:
:

2001-ED-101

: NO. 2001-CV-144
:
:

: CIVIL ACTION - LAW -
: IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate, a more detailed description of which is attached:

321 East Second Street, Berwick, PA 18603

Principal	\$67,517.96
Interest	\$ 5,712.66
(Per diem of \$13.41 from 9/1/00 to 11/1/01)	
Accumulated late charges	\$ 75.48
Late charges	\$ 264.18
(\$38.71 per month to 10/00)	
Escrow Deficit	\$ 1,500.00
5% Attorney's Commission	<u>\$ 3,375.90</u>
TOTAL	\$78,446.18**

** Together with additional interests, charges and costs to the date of Sheriff's Sale.

Dated: 9/17/2001

(SEAL)

Terrie B. Kline
PROTHONOTARY

by *Elizabeth A. Bruner*
DEPUTY

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a rebar found at the Southwesterly corner of land of Mauro A. and Mariam Delpiano, said rebar found being on Northerly right-of-way line of Second Street; THENCE running along the Northerly right-of-way line of Second Street, South 63 degrees 29 minutes 00 seconds West, 37.00 feet to a rebar set at the Southeasterly corner of land of Dorothy Mae Jones; THENCE running along the Easterly line of land of Dorothy Mae Jones, North 26 degrees 40 minutes 07 seconds West, 94.00 feet to a rebar set in line of land of Dorothy Mae Jones; THENCE running through land of Thomas R. and Michael R. Mattern, North 63 degrees 29 minutes 00 seconds East, 37 feet to a rebar set at the Northwesternly corner of land of Mauro A. and Mariam Delpiano; THENCE running along the Westerly line of land of Mauro A. and Mariam Delpiano, South 26 degrees 40 minutes 07 seconds East 94.00 feet to the place of BEGINNING.

CONTAINING 3,477.82 square feet of land and being more fully shown as Lot 2 on survey subdivision plat entitled: "Proposed Subdivision/Incorporation of Properties of Michael W. and Remedios Kreischer, Larry H. and Marcia A. Kreischer and Thomas R. and Michael R. Mattern" as prepared by Ted L. Oman and Associates, Inc., dated 11/01/94. Said subdivision map recorded February 14, 1995.

HAVING THEREON ERECTED A dwelling house known as 321 East Second Street, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Charles E. Starke and Deborah C. Starke by Deed dated January 23, 1998 and recorded January 26, 1998 in Columbia County Deed Book Volume 677, page 222, granted and conveyed unto Geary R. Gearinger and Elizabeth M. Gearinger.

Parcel # 04.A-07-042-001

FIRST UNION NATIONAL BANK
TRUSTEE FOR PENNSYLVANIA
HOUSING FINANCE AGENCY
Plaintiff

vs.

ELIZABETH M. GEARINGER AND
GEARY R. GEARINGER
Defendants

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
:

: *2001-ED-101*
: NO. 2001-CV-144
:

: CIVIL ACTION - LAW -
: IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

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

DATE: *December 12, 2001*

TIME: ^{*9:00*}~~10:00~~ O'clock A.M., prevailing time

LOCATION: COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

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

THE LOCATION of your property to be sold is:

321 EAST SECOND STREET
BERWICK
COLUMBIA COUNTY
PENNSYLVANIA

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

2001-CV-144

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:

ELIZABETH M. GEARINGER AND GEARY R. GEARINGER

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

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

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

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

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

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

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

SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

A copy of the Writ of Execution is attached hereto.

SHERIFF

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a rebar found at the Southwesterly corner of land of Mauro A. and Mariam Delpiano, said rebar found being on Northerly right-of-way line of Second Street; THENCE running along the Northerly right-of-way line of Second Street, South 63 degrees 29 minutes 00 seconds West, 37.00 feet to a rebar set at the Southeasterly corner of land of Dorothy Mae Jones; THENCE running along the Easterly line of land of Dorothy Mae Jones, North 26 degrees 40 minutes 07 seconds West, 94.00 feet to a rebar set in line of land of Dorothy Mae Jones; THENCE running through land of Thomas R. and Michael R. Mattern, North 63 degrees 29 minutes 00 seconds East, 37 feet to a rebar set at the Northwesterly corner of land of Mauro A. and Mariam Delpiano; THENCE running along the Westerly line of land of Mauro A. and Mariam Delpiano, South 26 degrees 40 minutes 07 seconds East 94.00 feet to the place of BEGINNING.

CONTAINING 3,477.82 square feet of land and being more fully shown as Lot 2 on survey subdivision plat entitled: "Proposed Subdivision/Incorporation of Properties of Michael W. and Remedios Kreischer, Larry H. and Marcia A. Kreischer and Thomas R. and Michael R. Mattern" as prepared by Ted L. Oman and Associates, Inc., dated 11/01/94. Said subdivision map recorded February 14, 1995.

HAVING THEREON ERECTED A dwelling house known as 321 East Second Street, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Charles E. Starke and Deborah C. Starke by Deed dated January 23, 1998 and recorded January 26, 1998 in Columbia County Deed Book Volume 677, page 222, granted and conveyed unto Geary R. Gearinger and Elizabeth M. Gearinger.

Parcel # 04.A-07-042-001

LAW OFFICES
PURCELL, KRUG & HALLER

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392

TELEPHONE (717) 234-4178

FAX (717) 234-1206

E-MAIL: MTG@PKH.COM

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

JOSEPH NISSLEY (1910-1982)
ANTHONY DISANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD
(717) 533-3836

November 19, 2001

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

Re: 2001 CV 144 FIRST UNION NATIONAL BANK, TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY vs. ELIZABETH M.
GEARINGER & GEARY R. GEARINGER

Dear Sir/Madam:

Enclosed please find a copy of the Return of Service regarding the above-referenced case for your records. Should you have any questions, please do not hesitate to contact our office.

Very truly yours,



Leon P. Haller

LPH/djm

Enclosure

Is your RETURN completed on the reverse side?

SENDER:

- Complete items 1 & 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I wish to receive the following services (for an extra fee): **101-01**

- ☒ Addressee's Address
- ☐ Restricted Delivery

Consult postmaster for fee.

SMALL BUSINESS ADMINISTRATION
7 NORTH WILKES-BARRE BLVD
WILKES-BARRE, PA 18702-5241

4a. Article Number
70001670000089596035

4b. Service Type
☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery
10-11-94

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)

X Mary Underwood

PS Form **3811**, December 1994

102595-98-B-0229

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 & 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I wish to receive the following services (for an extra fee): **101-01**

- ☒ Addressee's Address
- ☐ Restricted Delivery

Consult postmaster for fee.

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

4a. Article Number
70001670000089596028

4b. Service Type
☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery **OCT 11 2001**

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)

X [Signature]

PS Form **3811**, December 1994

102595-98-B-0229

Domestic Return Receipt

Is your RETURN completed on the reverse side?

SENDER:

- Complete items 1 & 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I wish to receive the following services (for an extra fee): **101-01**

- ☒ Addressee's Address
- ☐ Restricted Delivery

Consult postmaster for fee.

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

70001670000089596042

☒ Certified
☐ Insured
☐ COD

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

PA DEPT OF REVENUE

6. Signature: (Addressee or Agent)

X

PS Form **3811**, December 1994

102595-98-B-0229

Domestic Return Receipt

FIRST UNION NATIONAL BANK
TRUSTEE FOR PENNSYLVANIA
HOUSING FINANCE AGENCY
Plaintiff

vs.

ELIZABETH M. GEARINGER AND
GEARY R. GEARINGER

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
:
:
: NO. 2001-CV-144
:
: CIVIL ACTION - LAW -
: IN MORTGAGE FORECLOSURE

RETURN OF SERVICE


I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 10-5-01, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

Elizabeth M. Gearinger
321 East Second Street
Berwick, PA 18603

Geary M. Gearinger
321 East Second Street
Berwick, PA 18603

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

Robert W. Buehner, Esquire
29 East Main Street, Suite B
Bloomsburg, PA 17815

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

LAW OFFICES
PURCELL, KRUG AND HALLER

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392

JOHN W. PURCELL
HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL, JR.
BRIAN J. TYLER
JILL M. WINEKA

TELEPHONE (717) 234-4178
FORECLOSURE DEPT. FAX (717) 234-1206

JOSEPH NISSLEY (1910-1982)

ANTHONY D'SANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD

(717) 533-3836

NOTICE TO:

Elizabeth M. Gearinger
321 East Second Street
Berwick, PA 18603

Geary M. Gearinger
321 East Second Street
Berwick, PA 18603

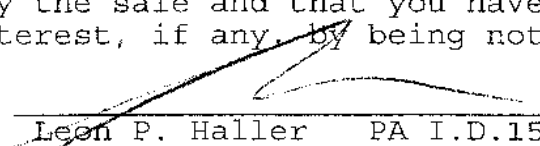
DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Robert W. Buehner, Esquire
29 East Main Street, Suite B
Bloomsburg, PA 17815

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

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

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

By: 
Leon P. Haller PA I.D.15700

Attorney for Plaintiff

FIRST UNION NATIONAL BANK : IN THE COURT OF COMMON PLEAS
TRUSTEE FOR PENNSYLVANIA : COLUMBIA COUNTY, PENNSYLVANIA
HOUSING FINANCE AGENCY :
Plaintiff :
vs. : NO. 2001-CV-144
ELIZABETH M. GEARINGER AND : CIVIL ACTION - LAW -
GEARY R. GEARINGER : IN MORTGAGE FORECLOSURE
Defendants

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

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

DATE: December 12, 2001

TIME: 9:00 A.M. - 10:00 A.M., prevailing time

LOCATION: COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

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

THE LOCATION of your property to be sold is:

321 EAST SECOND STREET
BERWICK
COLUMBIA COUNTY
PENNSYLVANIA

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

2001-CV-144

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:

ELIZABETH M. GEARINGER AND GEARY R. GEARINGER

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

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

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

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

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

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

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

SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

A copy of the Writ of Execution is attached hereto.

SHERIFF

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a rebar found at the Southwesterly corner of land of Mauro A. and Mariam Delpiano, said rebar found being on Northerly right-of-way line of Second Street; THENCE running along the Northerly right-of-way line of Second Street, South 63 degrees 29 minutes 00 seconds West, 37.00 feet to a rebar set at the Southeasterly corner of land of Dorothy Mae Jones; THENCE running along the Easterly line of land of Dorothy Mae Jones, North 26 degrees 40 minutes 07 seconds West, 94.00 feet to a rebar set in line of land of Dorothy Mae Jones; THENCE running through land of Thomas R. and Michael R. Mattern, North 63 degrees 29 minutes 00 seconds East, 37 feet to a rebar set at the Northwestern corner of land of Mauro A. and Mariam Delpiano; THENCE running along the Westerly line of land of Mauro A. and Mariam Delpiano, South 26 degrees 40 minutes 07 seconds East 94.00 feet to the place of BEGINNING.

CONTAINING 3,477.82 square feet of land and being more fully shown as Lot 2 on survey subdivision plat entitled: "Proposed Subdivision/Incorporation of Properties of Michael W. and Remedios Kreischer, Larry H. and Marcia A. Kreischer and Thomas R. and Michael R. Mattern" as prepared by Ted L. Oman and Associates, Inc., dated 11/01/94. Said subdivision map recorded February 14, 1995.

HAVING THEREON ERECTED A dwelling house known as 321 East Second Street, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Charles E. Starke and Deborah C. Starke by Deed dated January 23, 1998 and recorded January 26, 1998 in Columbia County Deed Book Volume 677, page 222, granted and conveyed unto Geary R. Gearinger and Elizabeth M. Gearinger.

Parcel # 04.A-07-042-001

FIRST UNION NATIONAL BANK, TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY,
Plaintiff

Vs.

ELIZABETH M. GEARINGER AND
GEARY R. GEARINGER,

Defendants

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
:
:
:
: CIVIL ACTION LAW
: NO. 2001-CV-144
:
: IN MORTGAGE FORECLOSURE

ORDER FOR SERVICE

AND NOW, to wit, this 2th day of May, 2001, upon consideration of the within Motion, it appearing that a good faith investigation and effort to locate the Defendants, ELIZABETH M. GEARINGER and GEARY R. GEARINGER has been made by Plaintiff, it is hereby

ORDERED that service of the Complaint be made by posting a copy of the original Complaint on the most public part of the property located at 321 EAST SECOND STREET, BERWICK, PA 18603 and by forwarding a copy of the Complaint by certified mail and ordinary mail (service to be completed upon mailing) to Defendant ELIZABETH M. GEARINGER and GEARY R. GEARINGER at his last known address located at 321 EAST SECOND STREET, BERWICK, PA 18603; AND FURTHER, that in the event this case should be reduced to judgment and execution shall be issued, service upon the Defendant pursuant to Rule 3129.2 (c)(1)(C) shall be effected by mailing copies of the required notices to the Defendant at his last known address by Certified mail and ordinary mail (service to be completed upon mailing) and by posting a copy of the Notice of Sale or Sheriff's handbill on the most public part of the premises and by publication by Sheriff pursuant to Pennsylvania Rule of Civil Procedure 3129.2(d).

BY THE COURT

15/Thomas A. Jones Jr.
J.

7160 3901 9844 5079 5055

TO: Geary M. Gearing
321 East Second Street
Berwick, PA 18603

SENDER:

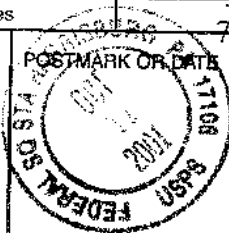
REFERENCE:

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	.57
	Return Receipt Fee	2.10
	Restricted Delivery	1.50
	Total Postage & Fees	3.20

7.37

Receipt for
Certified Mail



7160 3901 9844 5079 5062

TO: Elizabeth M. Gearing
321 East Second Street
Berwick, PA 18603

SENDER:

REFERENCE:

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	.57
	Return Receipt Fee	2.10
	Restricted Delivery	1.50
	Total Postage & Fees	3.20

7.37

Receipt for
Certified Mail



PHFA v. Gearinger
Columbia County sale

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:
Elizabeth M. Gearinger
321 East Second Street
Berwick, PA 18603

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:
Geary M. Gearinger
321 East Second Street
Berwick, PA 18603

Postmark:

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

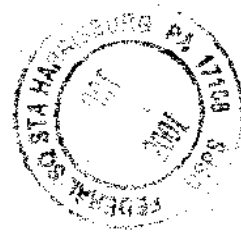
Received from:

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

Postage:

One piece of ordinary mail addressed to:
DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Postmark:



PHFA v. Gearing
Columbia County sale _____

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

Robert W. Buchner, Esquire
29 East Main Street, Suite B
Bloomsburg, PA 17815

Postmark:



HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

FIRST UNION NATIONAL BANK

VS.

ELIZABETH M. AND GEARY R. GEARINGER

WRIT OF EXECUTION #101 OF 2001 ED

POSTING OF PROPERTY

THURSDAY NOVEMBER 8, 2001 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF ELIZABETH M. AND GEARY R. GEARINGER AT 321 EAST 2ND ST. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.

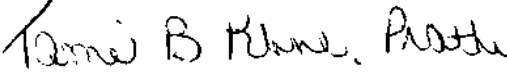

SO ANSWERS:


CHIEF DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 14TH DAY OF NOVEMBER 2001



Not. & Ck. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2004

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Date: October 9, 2001

To: Berwick Sewer Authority
344 Market St.
Berwick, PA 18603

Re: First Union National Bank vs. Elizabeth M. and Geary R. Gearing

No: 101 of 2001 E.D. and No. 144 of 2001 J.D.

To Whom It May Concern:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this Property, notify this office IMMEDIATELY. Please feel free to contact me with any Questions you may have.

Respectfully,

Harry A. Roadarmel Jr.

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

Balance - \$ 220.00
Nov. 20.00
Dec 20.00

\$ 240.00

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FIRST UNION NATIONAL BANK

Docket # 101 ED 2001

VS

ELIZABETH M. AND GEARY R.
GEARINGER

AFFIDAVIT OF SERVICE

NOW, THIS 14TH DAY OF NOVEMBER 2001, AT 11:45 AM, SERVED THE WITHIN EXECUTION
MORTGAGE FORECLOSURE UPON ELIZABETH M. GEARINGER AT 321 EAST
2ND ST. BERWICK, PA, BY POSTING TO THE FRONT DOOR A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, NOVEMBER 14, 2001

Tamara B. Rhine, Prothy

Barbara A. Gifford

NOTARY PUBLIC

X _____
SHERIFF HARRY A. ROADARMEL JR.

X *A. Maldonado* _____
DEPUTY SHERIFF
A. MALDONADO

4

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FIRST UNION NATIONAL BANK

Docket # 101 ED 2001

VS

ELIZABETH M. AND GEARY R.
GEARINGER

AFFIDAVIT OF SERVICE

NOW, THIS 14TH DAY OF NOVEMBER 2001, AT 11:45 AM, SERVED THE WITHIN EXECUTION
MORTGAGE FORECLOSURE UPON GEARY R. GEARINGER AT 321 EAST 2ND ST.
BERWICK, PA, BY POSTING TO THE FRONT DOOR A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, NOVEMBER 14, 2001

James B. Kline, Notary
Barbara J. Spillane
NOTARY PUBLIC
Serving Berks & Columbia Counties
Berks County, PA
Nov 2004

X _____
SHERIFF HARRY A. ROADARMEL JR.

X *A. Maldonado*
DEPUTY SHERIFF
A. MALDONADO

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

I. Obligor information (To be completed by requestor)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

NAME

DATE OF BIRTH

SOCIAL SECURITY#

Elizabeth McFaringer

DATE: 10-16-01

REQUESTOR: Sheriff's dept

Print Name

Signature

II. Lien information (To be provided by DRS)

 WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED INDIVIDUAL.

X WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

 WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Amount of Overdue Support

Next Due Date

Next Payment Amount

Date: 10-16-01

BY: Leslie H. Selzer

TITLE: Intake

Certified from the record

this 16 day of OCT 2001

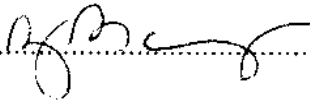
Gail K. Jodon

Director Domestic Relations Section

By: Leslie H. Selzer

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment; that hereto attached is a copy of the notice or advertisement in the November 21, 28; December 5, 2001 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

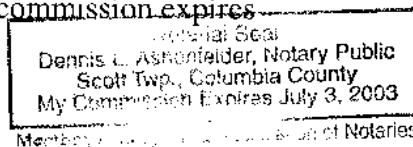
..........

Sworn and subscribed to before me this 6th day of December, 2001.....

..........

(Notary Public)

My commission expires.....



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

I. Obligor information (To be completed by requestor)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

NAME

DATE OF BIRTH

SOCIAL SECURITY#

Geary R. Gearinger

—

—

DATE: 10-16-01

REQUESTOR: Sheriff's Dept

Print Name

Signature

II. Lien information (To be provided by DRS)

— WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED INDIVIDUAL.

X WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

— WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Amount of Overdue Support

Next Due Date

Next Payment Amount

—

—

—

Date: 10-16-01

BY: Lester H. L. L. L.

TITLE: Intake

Certified from the record
this 16 day of OCT, 2001
Gail K. Jodon
Director, Domestic Relations Section
By Lester

HARRY A. ROADARMEL, JR.



101-01

SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 784-0257

24 HOUR PHONE

(570) 784-6300

PHONE

(570) 389-5622

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 9-18-01

DOCKET AND INDEX 10-9-01

SET FILE FOLDER UP 10-9-01

CHECK FOR PROPER INFO

WRIT OF EXECUTION 6

COPY OF DESCRIPTION ✓

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE 6

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LEINS LIST ✓

CHECK FOR \$1200.00 # 38835

* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE
NOTIFY THE ATTY TO SEND ADDITIONAL INFO.

SET SALE DATE AND ADV. DATES AND POSTING DATES Sale Dec. 12 at 0900

POST ALL DATES ON CALANDER Post 11-9 Adv. Nov. 21, 28 Dec 5

- * SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT
- * SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. TILL SALE 3 TIMES
- * SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE

- * MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)
- * MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO.'s ON EXECUTION PAPERS

TYPE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES

SERVICE

TYPE CARDS FOR DEFENDANTS

PUT PAPERS TOGETHER FOR DEFENDANTS

- * COPY OF WRIT FOR EACH DEFENDANT
- * NOTICE OF SHERIFF SALE
- * COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LEIN HOLDERS

*NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT

- * DOCKET ALL DATES

SHERIFF'S SALE

WEDNESDAY DECEMBER 12, 2001 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 101 OF 2001 ED AND CIVIL WRIT NO. 144 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows: BEGINNING at a rebar found at the Southwesterly corner of land of Mauro A. and Mariam Delpiano, said rebar found being on Northerly right-of-way line of Second Street; THENCE running along the Northerly right-of-way line of Second Street, South 63 degrees 29 minutes 00 seconds West, 37.00 feet to a rebar set at the Southeasterly corner of land of Dorothy Mae Jones, North 26 degrees 40 minutes 07 seconds West, 94.00 feet to a rebar set in line of land of Dorothy Mae Jones; THENCE running through land of Thomas R. and Michael R. Mattern, North 63 degrees 29 minutes 00 seconds East, 37 feet to a rebar set at the Northwestern corner of land of Mauro A. and Mariam Delpiano; THENCE running along the Westerly line of land of Mauro A. and Mariam Delpiano, South 26 degrees 40 minutes 07 seconds East 94.00 feet to the place of BEGINNING.

CONTAINING 3,477.82 square feet of land and being more fully shown as Lot 2 on survey subdivision plat entitled: "Proposed Subdivision/Incorporation of Properties of Michael W. and Remedios Kreischer, Larry J. and Marcia A. Kreischer and Thomas R. and Michael R. Mattern" as prepared by Ted L. Oman and Associates, Inc., dated 11/01/94. Said subdivision map recorded February 14, 1995.

HAVING THEREON ERECTED A dwelling house known as 321 east Second Street, Berwick, Pennsylvania. BEING THE SAME PREMISES WHICH Charles E. Starke and Deborah C. Starke by Deed dated January 23, 1998 and recorded January 26, 1998 in Columbia County Deed Book Volume 677, page 222, granted and conveyed unto Geary R. Gearinger and Elizabeth M. Gearinger.

Parcel # 04.A-07-042-001

TERMS OF SALE

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

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

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

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

Plaintiff's Attorney
Leon P. Haller, Esq.
1719 North Front St.
Harrisburg, PA 17102

Sheriff of Columbia County
Harry A. Roadarmel, Jr.

September 14, 2001

TO THE SHERIFF:

I am submitting herewith documentation necessary to schedule a Sheriff's sale of real estate.

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

Thank you.

**Traci Colm
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
PHONE: (717) 234-4178**

**Inquiries relating to service should be directed to:
Barb Villarial.**

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

FIRST UNION NATIONAL BANK
TRUSTEE FOR PENNSYLVANIA
HOUSING FINANCE AGENCY
Plaintiff

vs.

ELIZABETH M. GEARINGER AND
GEARY R. GEARINGER
Defendants

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
:

: NO. 2001-CV-144
:

: CIVIL ACTION - LAW -
: IN MORTGAGE FORECLOSURE

2001-ED-101

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate, a more detailed description of which is attached:

321 East Second Street, Berwick, PA 18603

Principal	\$67,517.96
Interest	\$ 5,712.66
(Per diem of \$13.41 from 9/1/00 to 11/1/01)	
Accumulated late charges	\$ 75.48
Late charges	\$ 264.18
(\$38.71 per month to 10/00)	
Escrow Deficit	\$ 1,500.00
5% Attorney's Commission	\$ 3,375.90
TOTAL	\$78,446.18**

** Together with additional interests, charges and costs to the date of Sheriff's Sale.

Dated: 9/12/2001

(SEAL)

Terrie B. Kline
PROTHONOTARY

by *Elizabeth A. Bruner*
DEPUTY

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a rebar found at the Southwesterly corner of land of Mauro A. and Mariam Delpiano, said rebar found being on Northerly right-of-way line of Second Street; THENCE running along the Northerly right-of-way line of Second Street, South 63 degrees 29 minutes 00 seconds West, 37.00 feet to a rebar set at the Southeasterly corner of land of Dorothy Mae Jones; THENCE running along the Easterly line of land of Dorothy Mae Jones, North 26 degrees 40 minutes 07 seconds West, 94.00 feet to a rebar set in line of land of Dorothy Mae Jones; THENCE running through land of Thomas R. and Michael R. Mattern, North 63 degrees 29 minutes 00 seconds East, 37 feet to a rebar set at the Northwesterly corner of land of Mauro A. and Mariam Delpiano; THENCE running along the Westerly line of land of Mauro A. and Mariam Delpiano, South 26 degrees 40 minutes 07 seconds East 94.00 feet to the place of BEGINNING.

CONTAINING 3,477.82 square feet of land and being more fully shown as Lot 2 on survey subdivision plat entitled: "Proposed Subdivision/Incorporation of Properties of Michael W. and Remedios Kreischer, Larry H. and Marcia A. Kreischer and Thomas R. and Michael R. Mattern" as prepared by Ted L. Oman and Associates, Inc., dated 11/01/94. Said subdivision map recorded February 14, 1995.

HAVING THEREON ERECTED A dwelling house known as 321 East Second Street, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Charles E. Starke and Deborah C. Starke by Deed dated January 23, 1998 and recorded January 26, 1998 in Columbia County Deed Book Volume 677, page 222, granted and conveyed unto Geary R. Gearinger and Elizabeth M. Gearinger.

Parcel # 04.A-07-042-001

FIRST UNION NATIONAL BANK
TRUSTEE FOR PENNSYLVANIA
HOUSING FINANCE AGENCY
Plaintiff

vs.

ELIZABETH M. GEARINGER AND
GEARY R. GEARINGER
Defendants

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
:
: *2001-ED-101*
: NO. 2001-CV-144
:
: CIVIL ACTION - LAW -
: IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate, a more detailed description of which is attached:

321 East Second Street, Berwick, PA 18603

Principal	\$67,517.96
Interest	\$ 5,712.66
(Per diem of \$13.41 from 9/1/00 to 11/1/01)	
Accumulated late charges	\$ 75.48
Late charges	\$ 264.18
(\$38.71 per month to 10/00)	
Escrow Deficit	\$ 1,500.00
5% Attorney's Commission	\$ 3,375.90
TOTAL	\$78,446.18**

** Together with additional interests, charges and costs to the date of Sheriff's Sale.

Dated: 9/17/2001

(SEAL)

Forrest B. Kline
PROTHONOTARY

by *Elizabeth A. Berman*
DEPUTY

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a rebar found at the Southwesterly corner of land of Mauro A. and Mariam Delpiano, said rebar found being on Northerly right-of-way line of Second Street; THENCE running along the Northerly right-of-way line of Second Street, South 63 degrees 29 minutes 00 seconds West, 37.00 feet to a rebar set at the Southeasterly corner of land of Dorothy Mae Jones; THENCE running along the Easterly line of land of Dorothy Mae Jones, North 26 degrees 40 minutes 07 seconds West, 94.00 feet to a rebar set in line of land of Dorothy Mae Jones; THENCE running through land of Thomas R. and Michael R. Mattern, North 63 degrees 29 minutes 00 seconds East, 37 feet to a rebar set at the Northwesternly corner of land of Mauro A. and Mariam Delpiano; THENCE running along the Westerly line of land of Mauro A. and Mariam Delpiano, South 26 degrees 40 minutes 07 seconds East 94.00 feet to the place of BEGINNING.

CONTAINING 3,477.82 square feet of land and being more fully shown as Lot 2 on survey subdivision plat entitled: "Proposed Subdivision/Incorporation of Properties of Michael W. and Remedios Kreischer, Larry H. and Marcia A. Kreischer and Thomas R. and Michael R. Mattern" as prepared by Ted L. Oman and Associates, Inc., dated 11/01/94. Said subdivision map recorded February 14, 1995.

HAVING THEREON ERECTED A dwelling house known as 321 East Second Street, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Charles E. Starke and Deborah C. Starke by Deed dated January 23, 1998 and recorded January 26, 1998 in Columbia County Deed Book Volume 677, page 222, granted and conveyed unto Geary R. Gearinger and Elizabeth M. Gearinger.

Parcel # 04.A-07-042-001

TO THE SHERIFF OF COLUMBIA COUNTY:

ORDER FOR SERVICE

DATE: September 14, 2001

FROM:

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

CASE CAPTION:

**FIRST UNION NATIONAL BANK, TRUSTEE
FOR PENNSYLVANIA HOUSING FINANCE AGENCY**

vs.

**ELIZABETH M. GEARINGER AND GEARY
R. GEARINGER**

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

SERVICE TO BE MADE ON DEFENDANT: GEARY R. GEARINGER

**ADDRESS FOR "PERSONAL SERVICE": 321 EAST SECOND STREET, BERWICK,
PA 18603**

**Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff**

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Date: October 9, 2001

To:

Re: First Union National Bank vs. Elizabeth M. and Geary R. Gearinger

No: 101 of 2001 E.D. and No. 144 of 2001 J.D.

To Whom It May Concern:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this Property, notify this office IMMEDIATELY. Please feel free to contact me with any Questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

FIRST UNION NATIONAL BANK
TRUSTEE FOR PENNSYLVANIA
HOUSING FINANCE AGENCY
Plaintiff

vs.

ELIZABETH M. GEARINGER AND
GEARY R. GEARINGER

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
:
: *2001-ED-101*
: NO. 2001-CV-144
:
: CIVIL ACTION - LAW -
: IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO P.R.C.P. 3129.1

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **321 East Second Street, Berwick, PA 18603:**

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

Elizabeth M. Gearinger
321 East Second Street
Berwick, PA 18603

Geary M. Gearinger
321 East Second Street
Berwick, PA 18603

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

SAME

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

UNKNOWN

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

PLAINTIFF HEREIN
(AND ANY OTHERS AS NOTED BELOW):

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

UNKNOWN

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

UNKNOWN

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

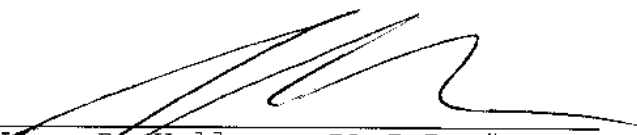
TENANTS IF ANY ...

Robert W. Buehner, Esquire
29 East Main Street, Suite B
Bloomsburg, PA 17815

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

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

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



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

DATE: September 14, 2001

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a rebar found at the Southwesterly corner of land of Mauro A. and Mariam Delpiano, said rebar found being on Northerly right-of-way line of Second Street; THENCE running along the Northerly right-of-way line of Second Street, South 63 degrees 29 minutes 00 seconds West, 37.00 feet to a rebar set at the Southeasterly corner of land of Dorothy Mae Jones; THENCE running along the Easterly line of land of Dorothy Mae Jones, North 26 degrees 40 minutes 07 seconds West, 94.00 feet to a rebar set in line of land of Dorothy Mae Jones; THENCE running through land of Thomas R. and Michael R. Mattern, North 63 degrees 29 minutes 00 seconds East, 37 feet to a rebar set at the Northwesterly corner of land of Mauro A. and Mariam Delpiano; THENCE running along the Westerly line of land of Mauro A. and Mariam Delpiano, South 26 degrees 40 minutes 07 seconds East 94.00 feet to the place of BEGINNING.

CONTAINING 3,477.82 square feet of land and being more fully shown as Lot 2 on survey subdivision plat entitled: "Proposed Subdivision/Incorporation of Properties of Michael W. and Remedios Kreischer, Larry H. and Marcia A. Kreischer and Thomas R. and Michael R. Mattern" as prepared by Ted L. Oman and Associates, Inc., dated 11/01/94. Said subdivision map recorded February 14, 1995.

HAVING THEREON ERECTED A dwelling house known as 321 East Second Street, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Charles E. Starke and Deborah C. Starke by Deed dated January 23, 1998 and recorded January 26, 1998 in Columbia County Deed Book Volume 677, page 222, granted and conveyed unto Geary R. Gearing and Elizabeth M. Gearing.

Parcel # 04.A-07-042-001

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a rebar found at the Southwesterly corner of land of Mauro A. and Mariam Delpiano, said rebar found being on Northerly right-of-way line of Second Street; THENCE running along the Northerly right-of-way line of Second Street, South 63 degrees 29 minutes 00 seconds West, 37.00 feet to a rebar set at the Southeasterly corner of land of Dorothy Mae Jones; THENCE running along the Easterly line of land of Dorothy Mae Jones, North 26 degrees 40 minutes 07 seconds West, 94.00 feet to a rebar set in line of land of Dorothy Mae Jones; THENCE running through land of Thomas R. and Michael R. Mattern, North 63 degrees 29 minutes 00 seconds East, 37 feet to a rebar set at the Northwesterly corner of land of Mauro A. and Mariam Delpiano; THENCE running along the Westerly line of land of Mauro A. and Mariam Delpiano, South 26 degrees 40 minutes 07 seconds East 94.00 feet to the place of BEGINNING.

CONTAINING 3,477.82 square feet of land and being more fully shown as Lot 2 on survey subdivision plat entitled: "Proposed Subdivision/Incorporation of Properties of Michael W. and Remedios Kreischer, Larry H. and Marcia A. Kreischer and Thomas R. and Michael R. Mattern" as prepared by Ted L. Oman and Associates, Inc., dated 11/01/94. Said subdivision map recorded February 14, 1995.

HAVING THEREON ERECTED A dwelling house known as 321 East Second Street, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Charles E. Starke and Deborah C. Starke by Deed dated January 23, 1998 and recorded January 26, 1998 in Columbia County Deed Book Volume 677, page 222, granted and conveyed unto Geary R. Gearing and Elizabeth M. Gearing.

Parcel # 04.A-07-042-001

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a rebar found at the Southwesterly corner of land of Mauro A. and Mariam Delpiano, said rebar found being on Northerly right-of-way line of Second Street; THENCE running along the Northerly right-of-way line of Second Street, South 63 degrees 29 minutes 00 seconds West, 37.00 feet to a rebar set at the Southeasterly corner of land of Dorothy Mae Jones; THENCE running along the Easterly line of land of Dorothy Mae Jones, North 26 degrees 40 minutes 07 seconds West, 94.00 feet to a rebar set in line of land of Dorothy Mae Jones; THENCE running through land of Thomas R. and Michael R. Mattern, North 63 degrees 29 minutes 00 seconds East, 37 feet to a rebar set at the Northwesterly corner of land of Mauro A. and Mariam Delpiano; THENCE running along the Westerly line of land of Mauro A. and Mariam Delpiano, South 26 degrees 40 minutes 07 seconds East 94.00 feet to the place of BEGINNING.

CONTAINING 3,477.82 square feet of land and being more fully shown as Lot 2 on survey subdivision plat entitled: "Proposed Subdivision/Incorporation of Properties of Michael W. and Remedios Kreischer, Larry H. and Marcia A. Kreischer and Thomas R. and Michael R. Mattern" as prepared by Ted L. Oman and Associates, Inc., dated 11/01/94. Said subdivision map recorded February 14, 1995.

HAVING THEREON ERECTED A dwelling house known as 321 East Second Street, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Charles E. Starke and Deborah C. Starke by Deed dated January 23, 1998 and recorded January 26, 1998 in Columbia County Deed Book Volume 677, page 222, granted and conveyed unto Geary R. Gearinger and Elizabeth M. Gearinger.

Parcel # 04.A-07-042-001

FIRST UNION NATIONAL BANK : IN THE COURT OF COMMON PLEAS
TRUSTEE FOR PENNSYLVANIA : COLUMBIA COUNTY, PENNSYLVANIA
HOUSING FINANCE AGENCY :
Plaintiff :
vs. : *2001-ED-101*
NO. 2001-CV-144
ELIZABETH M. GEARINGER AND : CIVIL ACTION - LAW -
GEARY R. GEARINGER : IN MORTGAGE FORECLOSURE
Defendants

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

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

DATE: *December 12, 2001*

TIME: *9:00* ~~10:00~~ O'clock A.M., prevailing time

LOCATION: COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

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

THE LOCATION of your property to be sold is:

321 EAST SECOND STREET
BERWICK
COLUMBIA COUNTY
PENNSYLVANIA

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

2001-CV-144

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:

ELIZABETH M. GEARINGER AND GEARY R. GEARINGER

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

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

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

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

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

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

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

SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

A copy of the Writ of Execution is attached hereto.

SHERIFF

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a rebar found at the Southwesterly corner of land of Mauro A. and Mariam Delpiano, said rebar found being on Northerly right-of-way line of Second Street; THENCE running along the Northerly right-of-way line of Second Street, South 63 degrees 29 minutes 00 seconds West, 37.00 feet to a rebar set at the Southeasterly corner of land of Dorothy Mae Jones; THENCE running along the Easterly line of land of Dorothy Mae Jones, North 26 degrees 40 minutes 07 seconds West, 94.00 feet to a rebar set in line of land of Dorothy Mae Jones; THENCE running through land of Thomas R. and Michael R. Mattern, North 63 degrees 29 minutes 00 seconds East, 37 feet to a rebar set at the Northwesterly corner of land of Mauro A. and Mariam Delpiano; THENCE running along the Westerly line of land of Mauro A. and Mariam Delpiano, South 26 degrees 40 minutes 07 seconds East 94.00 feet to the place of BEGINNING.

CONTAINING 3,477.82 square feet of land and being more fully shown as Lot 2 on survey subdivision plat entitled: "Proposed Subdivision/Incorporation of Properties of Michael W. and Remedios Kreischer, Larry H. and Marcia A. Kreischer and Thomas R. and Michael R. Mattern" as prepared by Ted L. Oman and Associates, Inc., dated 11/01/94. Said subdivision map recorded February 14, 1995.

HAVING THEREON ERECTED A dwelling house known as 321 East Second Street, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Charles E. Starke and Deborah C. Starke by Deed dated January 23, 1998 and recorded January 26, 1998 in Columbia County Deed Book Volume 677, page 222, granted and conveyed unto Geary R. Gearing and Elizabeth M. Gearing.

Parcel # 04.A-07-042-001

TO THE SHERIFF OF COLUMBIA COUNTY:

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

Plaintiff: **FIRST UNION NATIONAL BANK, TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY**

vs.

Defendants: **ELIZABETH M. GEARINGER AND GEARY R. GEARINGER**

Filed to **No. 2001-CV-144**

INSTRUCTIONS

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

321 EAST SECOND STREET, BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

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

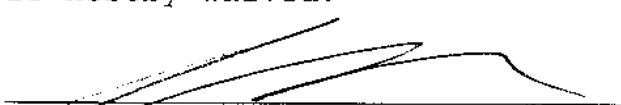
ELIZABETH M. GEARINGER: 321 EAST SECOND STREET, BERWICK, PA 18603

GEARY R. GEARINGER: 321 EAST SECOND STREET, BERWICK, PA 18603

WAIVER OF WATCHMAN AND INSURANCE

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

NOW, September 14, 2001 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.


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

TO THE SHERIFF OF COLUMBIA COUNTY:

ORDER FOR SERVICE

DATE: September 14, 2001

FROM:

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

CASE CAPTION:

**FIRST UNION NATIONAL BANK, TRUSTEE
FOR PENNSYLVANIA HOUSING FINANCE AGENCY**

vs.

**ELIZABETH M. GEARINGER AND GEARY
R. GEARINGER**

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

SERVICE TO BE MADE ON DEFENDANT: ELIZABETH M. GEARINGER

**ADDRESS FOR "PERSONAL SERVICE": 321 EAST SECOND STREET, BERWICK,
PA 18603**

**Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff**

38835

COMMERCE BANK
60-184-313

CHECK NO. CHECK DATE

038835 09/14/2001

CHECK AMOUNT

\$*****1,200.00

ONE THOUSAND TWO HUNDRED AND 00/100 DOLLARS*****

VOID AFTER 90 DAYS

SHERIFF OF COLUMBIA COUNTY

Jill M. Winkler

⑈038835⑈ ⑈031301846⑈ 51 320930 2⑈

PAY
TO THE
ORDER
OF

PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PA 17102

Details on back.

Security Features Included.