

DATE: 03/21/2002
TIME: 07:46

OFFICE OF THE SHERIFF BUCKS COUNTY, PA.
MISCELLANEOUS DOCKET INFORMATION

PAGE 1

DOCKET # 2001 32182

PLAINTIFF	CLASS ASSUMPSIT	DEFENDANT	STATUS TERMINATED
FEDERAL NAT'L.	VS	BAAK 560 MILL ROAD YARDLEY, PA	COLLEEN 19067
MTG. ASSO.	VS	BAAK 560 MILL ROAD YARDLEY, PA	ERIK VAN 19067

07242001 COMPLAINT - CIVIL ACTION RECEIVED FROM COLUMBIA CTY. SHERIFF'S OFF. JO
08102001 RECEIVED IN SHERIFF'S OFFICE FOR SERVICE. TRANSACTION #01-1-10245 JO
AMOUNT PAID \$66.00.
08162001 SHERIFF'S RETURN, UNDER OATH, FILED/ DEPUTY FRENCH AT 720 P.M. JO
SERVED DEFENDANT(S) PURSUANT TO PA.R.C.P. #402(A)(I)
SERVED DEFENDANTS COLLEEN BAAK AND ERIK VAN BAAK BY PERSONALLY HAND- JO
ING TO DEFENDANT COLLEEN BAAK.
08272001 INVOICE MAILED TO COLUMBIA COUNTY SHERIFF DEPT. JO
TRANSACTION #01-1-10245
END OF CASE

DATE: 08/28/2001
TIME: 17:23

SHERIFF'S OFFICE - LAWRENCE R. MICHAELS, SHERIFF
ADMINISTRATION BUILDING
DOYLESTOWN, PA 18901

BUCKS MISC DOCKET # 2001 32182 LOCATION: OUT OF COUNTY CLASS: ASSUMPSIT

***** SHERIFF'S RETURN OF SERVICE *****

SHERIFF'S OFFICE
COLUMBIA COUNTY
BOX 380
BLOOMSBURG PA 17815
ATTN: SHERIFF'S OFF. COLUMBIA CTY.

PLAINTIFF			DEFENDANT
FEDERAL NAT'L.	MTG. ASSO.	VS.	BAAK COLLEEN
			560 MILL ROAD
			YARDLEY, PA 19067

07242001 COMPLAINT - CIVIL ACTION RECEIVED FROM COLUMBIA CTY. SHERIFF'S OFF. JON
08102001 RECEIVED IN SHERIFF'S OFFICE FOR SERVICE. TRANSACTION #01-1-10245 JON
AMOUNT PAID \$66.00.
08162001 SHERIFF'S RETURN, UNDER OATH, FILED. DEPUTY FRENCH AT 720 P.M. JON
SERVED DEFENDANT(S) PURSUANT TO PA.R.C.P. #402(A)(1)
SERVED DEFENDANTS COLLEEN BAAK AND ERIK VAN BAAK BY PERSONALLY HAND- JON
ING TO DEFENDANT COLLEEN BAAK.
08272001 INVOICE MAILED TO COLUMBIA COUNTY SHERIFF DEPT. JON
TRANSACTION #01-1-10245
ND OF CASE

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0237

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 784-6306

Federal National Mortgage Association


72 OF 2001 ED

VS

WRIT OF EXECUTION MORTGAGE
FORECLOSURE

Colleen and Erik Van Baak

NOW, TUESDAY, AUGUST 07, 2001, I, HON. HARRY A. ROADARMEL JR. HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF BUCKS COUNTY, PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, DEFENDANT'S ADDRESS 560 MILL ROAD YARDLEY, PA 19067.


HARRY A. ROADARMEL, SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

RELIANT V. F. - 11-21-01 VS. F. - 11-21-01 Hawthorne

72-01 E.D. No. 400-800 J.D. Date of Sale 11-21-01 Time of Sale 1001

DOCKET & RETURN

\$ 15.- **11-21-01**

SERVICE PER DEFENDANT OR GARNISHEE

135.-

LEVY (PER PARCEL)

15.-

MAILING COSTS

27.50

ADVERTISING, SALE BILLS & COPIES

17.50

ADVERTISING SALE (PLUS NEWSPAPER)

15.-

MILEAGE

18.-

POSTING HANDBILL

15.-

CRYING/ADJOURN SALE (EACH SALE) (2)

20.-

SHERIFF'S DEED

35.-

TRANSFER TAX FORM

25.-

DISTRIBUTION FORM

25.-OTHER NOTARY
COPIES12.-3.50TOTAL *****\$ 378.50

PRESS-ENTERPRISE INC

\$ 47.50

SOLICITOR'S SERVICES

75.-TOTAL *****\$ 511.52

PROTHONOTARY (NOTARY)

\$ 10.-

RECORDER OF DEEDS

29.50

OTHER

TOTAL *****\$ 39.50

REAL ESTATE TAXES:

BOROUGH, TWP & COUNTY TAXES 20

\$ 745.20 pd

SCHOOL DISTRICT TAXES 20

288.82 pd

DELINQUENT TAXES 20

10.-TOTAL *****\$ 1044.02

MUNICIPAL FEES DUE:

SEWER- MUNICIPAL 20

\$ 1279.14

WATER- MUNICIPAL 20

TOTAL *****\$ 1279.14

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL *****\$ 100.-

MISCELLANEOUS

\$ 0.-\$ 0.-TOTAL *****\$ 0.-TOTAL COSTS (OPEN BID) *****\$ 7852.68

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

SHERIFF'S REAL ESTATE FINAL COST SHEET

Fed. Nat. Mort Assoc VS Eric - Colleen VAN BARK

NO. 77-01 E.D. NO. 400-2001 J.D.

DATE OF SALE: 10-17-01

BID PRICE (INCLUDES COSTS) \$ 30,600.00

POUNDAGE--2% OF BID PRICE \$ 600.00

TRANSFER TAX 2%, FAIR MARKET PRICE \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ —

PURCHASER(S): —

ADDRESS: —

NAME(S) ON DEED: —

PURCHASER(S) SIGNATURE(S): [Signature]

Federal National Mortgage

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 3452.68

LESS DEPOSIT \$ 1200.00

DOWN PAYMENT \$ —

TOTAL DUE IN EIGHT DAYS \$ 2252.68

SUBJECT:
DATE: 10/11/2001
TIME: 21:51

SHERIFF'S OFFICE - LANANOR W. MICHAELS, SHERIFF
ADMINISTRATION BUILDING
DOYLESTOWN, PA 18001

BUCKS MISC DOCKET # 2001 32679 LOCATION: OUT OF COUNTY CLASS: ASSUMPSIT

***** SHERIFF'S RETURN OF SERVICE *****

SHERIFF'S OFFICE
COLUMBIA COUNTY
BOX 380
BLOOMSBURG PA 17815
ATTN: SHERIFF'S COLUMBIA CTY.

PLAINTIFF		VS.	DEFENDANT	
FIRST NATIONAL	MRTG. ASSO.		VAN BAAK	COLLEEN
			560 MILL ROAD	
			YAROLEY, PA	19067
			VAN BAAK	ERIK
			560 MILL ROAD	
			YAROLEY, PA	19067

07242001	COMPLAINT - CIVIL ACTION RECEIVED FROM COLUMBIA CTY. SHERIFF'S	JON
10032001	RECEIVED IN SHERIFF'S OFFICE FOR SERVICE. TRANSACTION #01-1-12626	JON
	AMOUNT PAID \$66.00.	
10102001	SHERIFF'S RETURN, UNDER OATH, FILED. DEPUTY FRENCH AT 130 P.M.	JON
	SERVED DEFENDANT(S) PURSUANT TO PA.R.O.P. #402(A)(1)	
	SERVED DEFENDANTS COLLEEN VAN BAAK & ERIK VAN BAAK BY PERSONALLY	JON
	HANDING TO COLLEEN VAN BAAK, CO-DEFENDANT.	
10112001	INVOICE MAILED TO COLUMBIA COUNTY SHERIFF'S	JON
	TRANSACTION #01-1-12626	
END OF CASE		

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

Federal National Mortgage Association

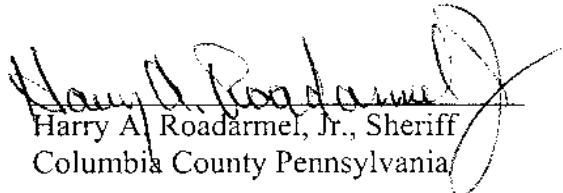
72 of 2001 ED

Vs.

Writ of Execution
Mortgage Foreclosure

Colleen and Erik Van Baak

Now, Tuesday August 7, 2001, I, Hon. Harry A. Roadarmel, Jr. High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of Bucks County, Pennsylvania, to execute this Writ Deputation being made at the request and risk of the plaintiff, defendant's address is 560 Mill Road Yardley, PA 19067.


Harry A. Roadarmel, Jr., Sheriff
Columbia County Pennsylvania

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

January 10, 2002

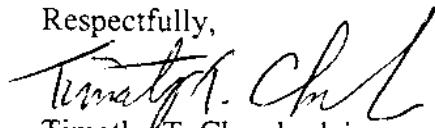
RE: Federal National Mortgage Association vs. Colleen and Erik Van Baak
Execution no. 72-2001

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17105

Dear Atty. Haller

Enclosed is a refund of cost due to the Borough, County & School taxes being paid. Also a fee of \$66.00 was overlooked which we paid to Bucks County for service of the defendants, therefore you are being refunded the amount of the taxes less the service fee for Bucks County. Enclosed is a check in the amount of \$468.02. I apologize for any inconvenience this may cause.

Respectfully,



Timothy T. Chamberlain
Chief Deputy Sheriff

FEDERAL NATIONAL MORTGAGE ASSOCIATION	:	IN THE COURT OF COMMON PLEAS
	:	COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff	:	
	:	2001-ED-72
vs.	:	NO. 2001 CV 400
	:	
COLLEEN VAN BAAK AND ERIK VAN BAAK	:	CIVIL ACTION - LAW -
	:	IN MORTGAGE FORECLOSURE
Defendants	:	

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:

1424 3rd Avenue, Berwick, PA 18603

Principal	\$51,500.91
Interest	\$ 3,156.48
(Per diem of \$11.28	
from 10/1/00 to 9/1/01)	
Accumulated late charges	\$ 151.88
Late charges	\$ 210.42
(\$19.13 per month to 9/01)	
Escrow Deficit	\$ 1,184.78
5% Attorney's Commission	<u>\$ 2,575.05</u>
TOTAL	\$58,779.52**

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

Dated: July 24, 2001

Lami B. Klene
 PROTHONOTARY
 (SEAL)

by _____
 DEPUTY

ALL those two certain pieces and parcels of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING a point on the south side of Third Avenue, at the northwest corner of Lot No. 46;

THENCE along said lot South 2 degrees 50 minutes East 90 feet to the right-of-way of the Pennsylvania Railroad;

THENCE along same South 87 degrees 10 minutes West 40 feet to line of Lot No. 48;

THENCE along said lot North 2 degrees 50 minutes West 90 feet to Third Avenue, aforesaid;

THENCE along said Avenue North 87 degrees 10 minutes East 40 feet to the place of BEGINNING.

Same being Lot No. 47 as shown on the plan of the American Gardens situate in the Borough of Berwick, recorded in Map Book 1, at page 504.

PARCEL NO. 2:

Lot No. 46 situate in the Fourth Ward in said Borough of Berwick, County of Columbia, Pennsylvania, formerly surveyed and assessed to Gertrude Persky.

HAVING THEREON ERECTED A dwelling house known as 1424 3rd Avenue, Berwick, Pennsylvania

BOTH PARCELS BEING THE SAME PREMISES WHICH Robert E. Schultz, Jr. by Deed dated March 1, 1995 and recorded in Columbia County Deed Book Volume 591, page 107, granted and conveyed unto Erik Van Baak and Colleen Van Baak.

Parcel # 04D,06-086-00

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: FNMA vs. Van Baak, Colleen & Erik
No. 01 CV 400

Dear Sheriff:

Enclosed are affidavits of value for the deed prepared and recorded as a result of the sale held in this case. Also, enclosed is the assignment of bid which will need filed in the Office of the Prothonotary. KINDLY MARK THE WRIT WITHDRAWN.

THE GRANTEE SHOULD BE:

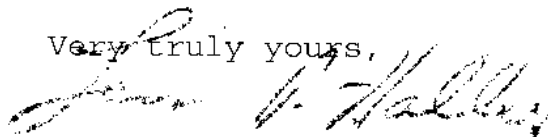
THE SECRETARY OF VETERANS AFFAIRS
OF WASHINGTON, D.C., his successors and/or assigns
Wissahickon Avenue and Manheim Street
P. O. Box 8079
Philadelphia, PA 19101

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/ajg
Enclosure

FEDERAL NATIONAL MORTGAGE ASSOCIATION,	:	IN THE COURT OF COMMON PLEAS
	:	COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff	:	
	:	
vs.	:	NO. 2001 CV 400
	:	
COLLEEN VAN BAAK AND	:	CIVIL ACTION - LAW
ERIK VAN BAAK,	:	IN MORTGAGE FORECLOSURE
Defendants	:	

ASSIGNMENT OF BID

TO THE SHERIFF:

Federal National Mortgage Association, as agent for The Secretary of Veterans Affairs of Washington, D.C., his successors and/or assigns, hereby assigns its bid in the above matter to The Secretary of Veterans Affairs of Washington, D.C., his successors and/or assigns, Wissahickon Avenue and Manheim Street, P. O. Box 8079, Philadelphia, PA 19101.



Leon P. Haller, Esquire
Attorney for Plaintiff

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

DATED: January 2, 2002

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

Federal National Mortgage Association

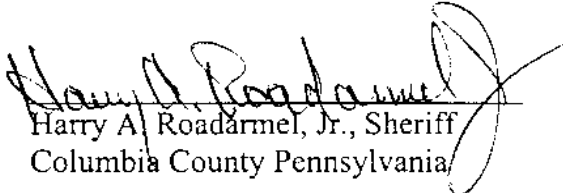
72 of 2001 ED

Vs.

Writ of Execution
Mortgage Foreclosure

Colleen and Erik Van Baak

Now, Tuesday August 7, 2001, I, Hon. Harry A. Roadarmel, Jr. High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of Bucks County, Pennsylvania, to execute this Writ Deputation being made at the request and risk of the plaintiff, defendant's address is 560 Mill Road Yardley, PA 19067.


Harry A. Roadarmel, Jr., Sheriff
Columbia County Pennsylvania

COLUMBIA COUNTY SHERIFF DEPT.
HARRY A. ROADARMEL JR., SHERIFF

13738

Pay to
the order of

Bucks County Sheriff

~~DATE~~ Oct. 1, 2001

60-1476/313
2504334214

Sixty Six and 00/100

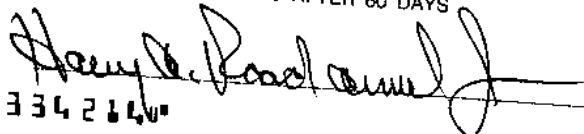
\$66.00



Columbia County
Farmers National Bank
Benton • Lightstreet • Millville
Orangeville • South Centre
Bloomsburg, PA 17815

Exec. 72-01 vs Van Baak

VOID AFTER 60 DAYS



⑈013738⑈ ⑈031314765⑈ 2504334214⑈

FEDERAL NATIONAL MORTGAGE ASSOCIATION	:	IN THE COURT OF COMMON PLEAS
	:	COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff	:	
	:	
vs.	:	NO. 2001 CV 400
	:	
COLLEEN VAN BAAK AND ERIK VAN BAAK	:	CIVIL ACTION - LAW -
	:	IN MORTGAGE FORECLOSURE
Defendants	:	

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 1424 3rd Avenue, Berwick, PA 18603:

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

Colleen Van Baak
560 Mill Road
Yardley, PA 19067

Erik Van Baak
560 Mill Road
Yardley, PA 19067

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:

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 ...

Tenant/Occupant
1424 3rd Avenue
Berwick, PA 18603

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

DATE: July 20, 2001

1. ☐ Restricted Delivery
Consult postmaster for fee.

2. ☐ Restricted Delivery
Consult postmaster for fee.

3. Article Addressed to:

Erik Van Baak
560 Mill Road
Yardley, PA 19067

4a. Article Number
70001530000536267986

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

7. Date of Delivery
10/03/01

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

5. Received By: (Print Name)
Colleen Van Baak

6. Signature: (Addressee or Agent)
X Colleen Van Baak

PS Form 3811, December 1994

1. ☐ Restricted Delivery
Consult postmaster for fee.

2. ☐ Restricted Delivery
Consult postmaster for fee.

3. Article Addressed to:

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

4a. Article Number
70001530000536268266

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

7. Date of Delivery
AUG 09 2001

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

5. Received By: (Print Name)
Sgt. S. S.

6. Signature: (Addressee or Agent)
X Sgt. S. S.

PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and 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 also wish to receive the following services (for an extra fee): 72-01

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

4a. Article Number
70001530000536268242

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

7. Date of Delivery
8-5-01

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
X Mary Onderheid

PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and 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 also wish to receive the following services (for an extra fee): 72-01

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

4a. Article Number
70001530000536268259

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

7. Date of Delivery
AUG 09 2001

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
X Samuel J. Ventura

PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and 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 also wish to receive the following services (for an extra fee): 72-01

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

4a. Article Number
70001530000536267993

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

7. Date of Delivery
10/03/01

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

5. Received By: (Print Name)
Colleen Van Baak

6. Signature: (Addressee or Agent)
X Colleen Van Baak

PS Form 3811, December 1994

TAX NOTICE 2001 SCHOOL REAL ESTATE

BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

CONNIE C. GINGER

1615 LINCOLN AVENUE

BERWICK, PA 18603

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

PHONE 570-752-7442

FOR BERWICK AREA SCHOOL DISTRICT

DATE 07/01/2001

BILL# 004110

DESCRIPTION	ASSESSMENT	MILLS	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	20717	32.700	661.93	677.45	745.20
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.					
		PAY THIS AMOUNT	AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID ON OR BEFORE	OCT 31 IF PAID AFTER
		663.90	677.45	745.20	

SCHOOL PENALTY AT 108

M VANBAK ERIK & COLEEN
1424 THIRD AVENUE
BERWICK PA 18603

I

T

O

PROPERTY DESCRIPTION	ACCT.
PARCEL 04D06 08600000	7348
1424 THIRD AVE 0591-0107 0.17 ACRES	2880.00 17837.00
THIS TAX RETURNED TO COURT HOUSE: JANUARY 1, 2002.	

Original

Tax Notice 2001 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C GINGER

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. 6266

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL SINKING LIGHT FIRE BORO RE	20,717	4.096	83.16	84.86	93.35
		.845	17.16	17.51	19.26
		1.05	21.31	21.75	22.84
		1.25	25.38	25.90	27.20
		5.8	117.76	120.16	126.17
The discount & penalty have been calculated for your convenience			264.77	270.18	288.82
PAY THIS AMOUNT			AUG 31 IF paid on or before	JUNE 30 IF paid on or before	JUNE 30 IF paid after
			264.77	270.18	288.82

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

VANBAK ERIK & COLEEN
1424 THIRD AVENUE
BERWICK PA 18603

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

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04D-06 -086-00-0000-1113	
1424 THIRD AVE	
.17 Acres	
Buildings	17,837
Land	17,837
Total Assessment	20,717

FILE COPY

4.30.01

PURCELL, KRUG & HALLER

42135

11/26/2001 042135

A00700-19/40

VanBaak, Colleen & Erik

2,252.68

BALANCE OF SHERIFF COSTS DUE/GAL 11/21/01

GAV

PURCELL, KRUG & HALLER

1719 NORTH FRONT STREET
HARRISBURG, PA 17102

COMMERCE BANK
60-184-313

42135

CHECK NO. CHECK DATE

042135 11/26/2001

CHECK AMOUNT

TWO THOUSAND TWO HUNDRED FIFTY TWO AND 68/100
DOLLARS*****

\$*****2,252.68

AY
O THE
ORDER
F

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

VOID AFTER 90 DAYS



⑈042135⑈ ⑆031301846⑆ 51 320931 2⑈

Details on back
Security Features Included

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

October 31, 2001

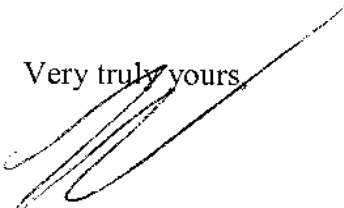
Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

Re: 2001 CV 400 FEDERAL NATIONAL MORTGAGE ASSOCIATION vs.
COLLEEN VAN BAAK & ERIK VAN BAAK

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

FEDERAL NATIONAL MORTGAGE : IN THE COURT OF COMMON PLEAS
ASSOCIATION : COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff :
vs. : NO. 2001 CV 400
COLLEEN VAN BAAK AND ERIK : CIVIL ACTION - LAW -
VAN BAAK : IN MORTGAGE FORECLOSURE
Defendants

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 7-6-01 7/4-1861, 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:

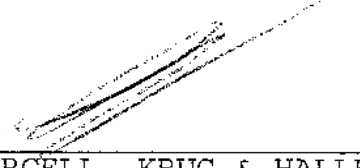
Colleen Van Baak
560 Mill Road
Yardley, PA 19067

Berwick Sewer Authority
344 Market Street
Berwick, PA 18603

Erik Van Baak
560 Mill Road
Yardley, PA 19067

Tenant/Occupant
1424 3rd Avenue
Berwick, PA 18603

DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
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

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

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

JOSEPH NISSLEY (1910-1982)
ANTHONY DISANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD

(717) 533-3836

NOTICE TO:

Colleen Van Baak
560 Mill Road
Yardley, PA 19067

Berwick Sewer Authority
344 Market Street
Berwick, PA 18603

Erik Van Baak
560 Mill Road
Yardley, PA 19067

Tenant/Occupant
1424 3rd Avenue
Berwick, PA 18603

DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
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

FEDERAL NATIONAL MORTGAGE ASSOCIATION
Plaintiff
vs.
COLLEEN VAN BAAK AND ERIK VAN BAAK
Defendants

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
:
:
: NO. 2001 CV 400
:
: 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: October 17, 2001

TIME: 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:

1424 3rd AVENUE
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-400

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

ERIK VAN BAAK AND COLLEEN VAN BAAK

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 those two certain pieces and parcels of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING a point on the south side of Third Avenue, at the northwest corner of Lot No. 46;

THENCE along said lot South 2 degrees 50 minutes East 90 feet to the right-of-way of the Pennsylvania Railroad;

THENCE along same South 87 degrees 10 minutes West 40 feet to line of Lot No. 48;

THENCE along said lot North 2 degrees 50 minutes West 90 feet to Third Avenue, aforesaid;

THENCE along said Avenue North 87 degrees 10 minutes East 40 feet to the place of BEGINNING.

Same being Lot No. 47 as shown on the plan of the American Gardens situate in the Borough of Berwick, recorded in Map Book 1, at page 504.

PARCEL NO. 2:

Lot No. 46 situate in the Fourth Ward in said Borough of Berwick, County of Columbia, Pennsylvania, formerly surveyed and assessed to Gertrude Persky.

HAVING THEREON ERECTED A dwelling house known as 1424 3rd Avenue, Berwick, Pennsylvania

BOTH PARCELS BEING THE SAME PREMISES WHICH Robert E. Schultz, Jr. by Deed dated March 1, 1995 and recorded in Columbia County Deed Book Volume 591, page 107, granted and conveyed unto Erik Van Baak and Colleen Van Baak.

Parcel # 04D,06-086-00

Alliance v. Van Baak
Columbia County sale 10/17/04

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:
Colleen Van Baak
560 Mill Road
Yardley, PA 19067

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:
Erik Van Baak
560 Mill Road
Yardley, PA 19067

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:
Tenant/Occupant
1424 3rd Avenue
Berwick, PA 18603

Postmark:

Alliance v. Van Baak
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:
DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Postmark:

Re: ALLIANCE/VAN BAAK
COLUMBIA COUNTY SALE OCTOBER 17, 2001

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:

Postmark:

Berwick Sewer Authority
344 Market Street
Berwick, PA 18603



SHERIFF'S SALE

WEDNESDAY OCTOBER 17, 2001 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 72 OF 2001ED AND CIVIL WRIT NO. 400 OF 2000 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' 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 those two certain pieces and parcels of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO.1:

BEGINNING a point on the south side of Third Avenue, at the northwest corner of Lot No.46; THENCE along said lot South 2 degrees 50 minutes East 90 feet to the right-of-way of the Pennsylvania Railroad; THENCE along same South 87 degrees 10 minutes West 40 feet to line of Lot No.48; THENCE along said lot North 2 degrees 50 minutes West 90 feet to Third Avenue, aforesaid; THENCE along said Avenue North 87 degrees 10 minutes East 40 feet to the place of BEGINNING.

Same being Lot No.47 as shown on the plan of the American Gardens situate in the Borough of Berwick, recorded in Map Book 1, at page 504.

PARCEL NO.2:

Lot No.46 situate in the Fourth Ward in said Borough of Berwick, County of Columbia, Pennsylvania, formerly surveyed and assessed to Gertrude Persky.

HAVING THEREON ERECTED A dwelling house known as 1424 3rd Avenue, Berwick, Pennsylvania BOTH PARCELS BEING THE SAME PREMISES WHICH Robert E. Schultz, Jr. by Deed dated March 1, 1995 and recorded in Columbia County Deed Book Volume 591, page 107, granted and conveyed unto Erik Van Baak and Colleen Van Baak.

Parcel # 04D,06-086-00

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.

LAW

PURCELL, KRUG & HALLER

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 233-1149
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 (1010-7-942)
ANTHONY DISANTO
OF COUNSEL

HERSHEY
1095 GOVERNOR ROAD
(717) 535-3635

October 1, 2001

TO: Sheriff of Columbia County

FROM: Darcy Maurer

FAX: 670-389-5625

2001 CV 400
Federal National v. Van Baak

Please continue the sheriff sale scheduled 10/17/01 to 11/21/01 due non-service of the Notice of Sale.

Please deputize Bucks County again to **RUSH** personal service for BOTH Defendants at 560 Mill Road, Yardley, PA 19067.

Thank you.

66.00

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

Federal National Mortgage Association


72 OF 2001 ED

VS

**WRIT OF EXECUTION MORTGAGE
FORECLOSURE**

Colleen and Erik Van Baak

NOW, TUESDAY, AUGUST 07, 2001, I, HON. HARRY A. ROADARMEL JR. HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF BUCKS COUNTY, PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, DEFENDANT'S ADDRESS 560 MILL ROAD YARDLEY, PA 19067.


HARRY A. ROADARMEL, SHERIFF

COLUMBIA COUNTY, PENNSYLVANIA

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.

FEDERAL NATIONAL MORTGAGE
ASSOCIATION

VS.

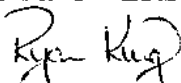
COLLEEN AND ERIK VAN BAAK

WRIT OF EXECUTION #72 OF 2001 ED

POSTING OF PROPERTY

TUESDAY SEPTEMBER 11, 2001 POSTED A COPY OF THE SHERIFF'S SALE BILL ON
THE PROPERTY OF COLLEEN AND ERIK VAN BAAK AT 1424 3RD AVE. BERWICK COLUMBIA
COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF R. KING.

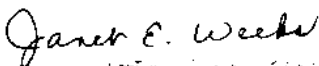
SO ANSWERS:

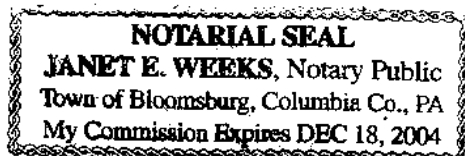

DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

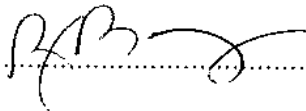
THIS 14TH DAY OF SEPTEMBER, 2001






STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

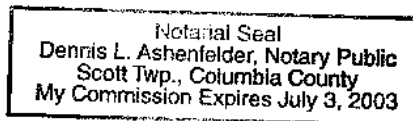
Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established 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 September 26; October 3, 10, 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 10th day of October, 2001.

..........
(Notary Public)

My commission expires



And now,.....~~2001~~ Member Pennsylvania Bar Association, 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.

.....

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 September 26; October 3, 10, 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.

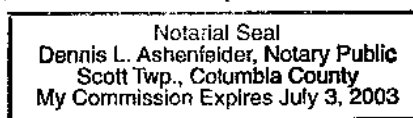
382

Sworn and subscribed to before me this 10th day of OCTOBER 2001

[Signature]

(Notary Public)

My commission expires



Member, Pennsylvania Association of Notaries

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.

.....

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-3625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 794-6300

Date: August 7, 2001

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

Re: Federal National Mortgage Association vs. Colleen and Erik Van Baak

No: 72 of 2001 E.D. and No. 400 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 Due \$ 1259.14 thru 8-31-01
20.00 for Sep 2001
\$1279.14

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5322

24 HOUR PHONE
(570) 784-6300

Date: August 24, 2001

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

Re: Mortgage Electronic Registration Systems, Inc. vs. Tracy D. and Mark W. Francioni

No: 85 of 2001 E.D. and No. 693 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 Due \$177.39 thru 8/31/01
20.00 for Sept 2001

\$197.39

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

72-01

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

7-24-01

DOCKET AND INDEX

8-7-01

SET FILE FOLDER UP

8-7-01

CHECK FOR PROPER INFO

WRIT OF EXECUTION

4

COPY OF DESCRIPTION

4

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

CIV 36580

* 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 Oct. 17, 2001 at 1060 Am

POST ALL DATES ON CALANDER

Post 9-14

Adv. 9-26, 10-3, 10

* 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

ANCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO _____

SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECEIPTS FOR LEIN HOLDERS _____

SALE BILLS

SEND DESCRIPTION TO PRINTER _____

**** THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS**

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. _____

SEND NOTICES TO LOCAL TAX COLLECTORS _____

NOTICES TO FEDERAL AND STATE TAX AUTH. _____

NOTICES TO WATER AND SEWER AUTH. _____

IF BUSINESS SEND COPY TO SBA AUTH. _____

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE _____

TAX CLAIM OFFICE _____

TAX ASSESSMENT OFFICE _____

PROTH OFFICE (POST ON BOARD) _____

POST IN FRONT LOBBY _____

POST IN SHERIFF'S OFFICE _____

SEND COPY TO ATTY _____

POST PROPERTY ACCORDING TO DATE SET _____

SEND RETURN OF POSTING TO ATTY _____

DOCKET ALL COSTS _____

PREPARE COST SHEET 2 DAYS BEFORE SALE _____

* BE SURE ALL COSTS ARE RECEIVED

PREPARE FINAL COSTS SHEET DAY OF SALE _____

HOLD SALE _____

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE _____

PAY DISTRIBUTION ACCORDING TO DATE _____

* WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CONCERN

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT _____

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED _____

WHEN DEED IS RECORDED SEND TO BUYER _____

FILE FOLDER _____

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: August 7, 2001

To:

Re: Federal National Mortgage Association vs. Colleen and Erik Van Baak

No: 72 of 2001 E.D. and No. 400 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

July 20, 2001

PROTHONOTARY:

I have enclosed judgment/execution package(s) in Mortgage Foreclosure.

After filing, please forward appropriate documentation to the Sheriff's Office.

I have enclosed a self addressed stamped envelope for your convenience in returning the receipt for filing to the undersigned.

If you require anything further or have any questions please do not hesitate to contact me.

Thank you.

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

CLERK OF DISTRICTS OFFICE
JUL 20 2001 10:11 AM

2001 JUL 23 AM 11:33

FILED
JUL 20 2001

July 20, 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.**

FEDERAL NATIONAL MORTGAGE ASSOCIATION	:	IN THE COURT OF COMMON PLEAS
	:	COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff	:	
	:	
vs.	:	NO. 2001 CV 400
	:	
COLLEEN VAN BAAK AND ERIK VAN BAAK	:	CIVIL ACTION - LAW -
	:	IN MORTGAGE FORECLOSURE
Defendants	:	

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 **1424 3rd Avenue, Berwick, PA 18603:**

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

Colleen Van Baak
560 Mill Road
Yardley, PA 19067

Erik Van Baak
560 Mill Road
Yardley, PA 19067

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:

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:

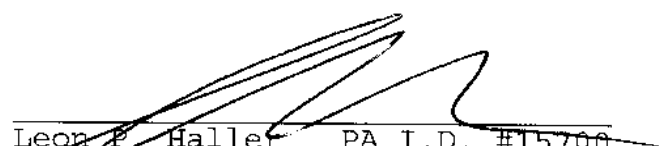
TENANTS IF ANY ...

Tenant/Occupant
1424 3rd Avenue
Berwick, PA 18603

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: July 20, 2001

FEDERAL NATIONAL MORTGAGE ASSOCIATION
 Plaintiff
 vs.
 COLLEEN VAN BAAK AND ERIK VAN BAAK
 Defendants

: IN THE COURT OF COMMON PLEAS
 : COLUMBIA COUNTY, PENNSYLVANIA
 : *2001-ED-72*
 : NO. 2001 CV 400
 :
 : 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:

1424 3rd Avenue, Berwick, PA 18603

Principal	\$51,500.91
Interest	\$ 3,156.48
(Per diem of \$11.28 from 10/1/00 to 9/1/01)	
Accumulated late charges	\$ 151.88
Late charges	\$ 210.42
(\$19.13 per month to 9/01)	
Escrow Deficit	\$ 1,184.78
5% Attorney's Commission	<u>\$ 2,575.05</u>
TOTAL	\$58,779.52**

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

Dated: July 24, 2001

Lami B. Klene
 PROTHONOTARY
 (SEAL)

by _____
 DEPUTY

ALL those two certain pieces and parcels of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING a point on the south side of Third Avenue, at the northwest corner of Lot No. 46;

THENCE along said lot South 2 degrees 50 minutes East 90 feet to the right-of-way of the Pennsylvania Railroad;

THENCE along same South 87 degrees 10 minutes West 40 feet to line of Lot No. 48;

THENCE along said lot North 2 degrees 50 minutes West 90 feet to Third Avenue, aforesaid;

THENCE along said Avenue North 87 degrees 10 minutes East 40 feet to the place of BEGINNING.

Same being Lot No. 47 as shown on the plan of the American Gardens situate in the Borough of Berwick, recorded in Map Book 1, at page 504.

PARCEL NO. 2:

Lot No. 46 situate in the Fourth Ward in said Borough of Berwick, County of Columbia, Pennsylvania, formerly surveyed and assessed to Gertrude Persky.

HAVING THEREON ERECTED A dwelling house known as 1424 3rd Avenue, Berwick, Pennsylvania

BOTH PARCELS BEING THE SAME PREMISES WHICH Robert E. Schultz, Jr. by Deed dated March 1, 1995 and recorded in Columbia County Deed Book Volume 591, page 107, granted and conveyed unto Erik Van Baak and Colleen Van Baak.

Parcel # 04D,06-086-00

FEDERAL NATIONAL MORTGAGE : IN THE COURT OF COMMON PLEAS
ASSOCIATION : COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff :
vs. : NO. 2001 CV 400
COLLEEN VAN BAAK AND ERIK : CIVIL ACTION - LAW -
VAN BAAK : 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: *November 21, 2001*

DATE: ~~October 17, 2001~~

TIME: 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:

1424 3rd AVENUE
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-400

ALL those two certain pieces and parcels of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING a point on the south side of Third Avenue, at the northwest corner of Lot No. 46;

THENCE along said lot South 2 degrees 50 minutes East 90 feet to the right-of-way of the Pennsylvania Railroad;

THENCE along same South 87 degrees 10 minutes West 40 feet to line of Lot No. 48;

THENCE along said lot North 2 degrees 50 minutes West 90 feet to Third Avenue, aforesaid;

THENCE along said Avenue North 87 degrees 10 minutes East 40 feet to the place of BEGINNING.

Same being Lot No. 47 as shown on the plan of the American Gardens situate in the Borough of Berwick, recorded in Map Book 1, at page 504.

PARCEL NO. 2:

Lot No. 46 situate in the Fourth Ward in said Borough of Berwick, County of Columbia, Pennsylvania, formerly surveyed and assessed to Gertrude Persky.

HAVING THEREON ERECTED A dwelling house known as 1424 3rd Avenue, Berwick, Pennsylvania

BOTH PARCELS BEING THE SAME PREMISES WHICH Robert E. Schultz, Jr. by Deed dated March 1, 1995 and recorded in Columbia County Deed Book Volume 591, page 107, granted and conveyed unto Erik Van Baak and Colleen Van Baak.

Parcel # 04D,06-086-00

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: **FEDERAL NATIONAL MORTGAGE ASSOCIATION**

vs.

Defendants: **COLLEEN VAN BAAK AND ERIK VAN BAAK**

Filed to No. 2001-CV-400

INSTRUCTIONS

This is real estate execution. The property is located at:
1424 3rd AVENUE, BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

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

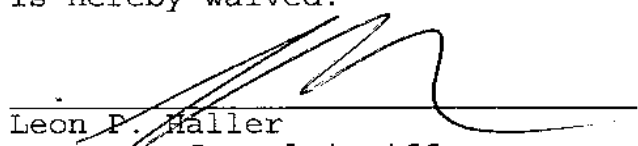
ERIK VAN BAAK: 560 MILL ROAD, YARDLEY, PA 19067

COLLEEN VAN BAAK: 560 MILL ROAD, YARDLEY, PA 19067

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, July 20, 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

ALL those two certain pieces and parcels of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING a point on the south side of Third Avenue, at the northwest corner of Lot No. 46;

THENCE along said lot South 2 degrees 50 minutes East 90 feet to the right-of-way of the Pennsylvania Railroad;

THENCE along same South 87 degrees 10 minutes West 40 feet to line of Lot No. 48;

THENCE along said lot North 2 degrees 50 minutes West 90 feet to Third Avenue, aforesaid;

THENCE along said Avenue North 87 degrees 10 minutes East 40 feet to the place of BEGINNING.

Same being Lot No. 47 as shown on the plan of the American Gardens situate in the Borough of Berwick, recorded in Map Book 1, at page 504.

PARCEL NO. 2:

Lot No. 46 situate in the Fourth Ward in said Borough of Berwick, County of Columbia, Pennsylvania, formerly surveyed and assessed to Gertrude Persky.

HAVING THEREON ERECTED A dwelling house known as 1424 3rd Avenue, Berwick, Pennsylvania

BOTH PARCELS BEING THE SAME PREMISES WHICH Robert E. Schultz, Jr. by Deed dated March 1, 1995 and recorded in Columbia County Deed Book Volume 591, page 107, granted and conveyed unto Erik Van Baak and Colleen Van Baak.

Parcel # 04D,06-086-00

ALL those two certain pieces and parcels of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING a point on the south side of Third Avenue, at the northwest corner of Lot No. 46;

THENCE along said lot South 2 degrees 50 minutes East 90 feet to the right-of-way of the Pennsylvania Railroad;

THENCE along same South 87 degrees 10 minutes West 40 feet to line of Lot No. 48;

THENCE along said lot North 2 degrees 50 minutes West 90 feet to Third Avenue, aforesaid;

THENCE along said Avenue North 87 degrees 10 minutes East 40 feet to the place of BEGINNING.

Same being Lot No. 47 as shown on the plan of the American Gardens situate in the Borough of Berwick, recorded in Map Book 1, at page 504.

PARCEL NO. 2:

Lot No. 46 situate in the Fourth Ward in said Borough of Berwick, County of Columbia, Pennsylvania, formerly surveyed and assessed to Gertrude Persky.

HAVING THEREON ERECTED A dwelling house known as 1424 3rd Avenue, Berwick, Pennsylvania

BOTH PARCELS BEING THE SAME PREMISES WHICH Robert E. Schultz, Jr. by Deed dated March 1, 1995 and recorded in Columbia County Deed Book Volume 591, page 107, granted and conveyed unto Erik Van Baak and Colleen Van Baak.

Parcel # 04D,06-086-00

ALL those two certain pieces and parcels of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING a point on the south side of Third Avenue, at the northwest corner of Lot No. 46;

THENCE along said lot South 2 degrees 50 minutes East 90 feet to the right-of-way of the Pennsylvania Railroad;

THENCE along same South 87 degrees 10 minutes West 40 feet to line of Lot No. 48;

THENCE along said lot North 2 degrees 50 minutes West 90 feet to Third Avenue, aforesaid;

THENCE along said Avenue North 87 degrees 10 minutes East 40 feet to the place of BEGINNING.

Same being Lot No. 47 as shown on the plan of the American Gardens situate in the Borough of Berwick, recorded in Map Book 1, at page 504.

PARCEL NO. 2:

Lot No. 46 situate in the Fourth Ward in said Borough of Berwick, County of Columbia, Pennsylvania, formerly surveyed and assessed to Gertrude Persky.

HAVING THEREON ERECTED A dwelling house known as 1424 3rd Avenue, Berwick, Pennsylvania

BOTH PARCELS BEING THE SAME PREMISES WHICH Robert E. Schultz, Jr. by Deed dated March 1, 1995 and recorded in Columbia County Deed Book Volume 591, page 107, granted and conveyed unto Erik Van Baak and Colleen Van Baak.

Parcel # 04D,06-086-00

ALL those two certain pieces and parcels of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING a point on the south side of Third Avenue, at the northwest corner of Lot No. 46;

THENCE along said lot South 2 degrees 50 minutes East 90 feet to the right-of-way of the Pennsylvania Railroad;

THENCE along same South 87 degrees 10 minutes West 40 feet to line of Lot No. 48;

THENCE along said lot North 2 degrees 50 minutes West 90 feet to Third Avenue, aforesaid;

THENCE along said Avenue North 87 degrees 10 minutes East 40 feet to the place of BEGINNING.

Same being Lot No. 47 as shown on the plan of the American Gardens situate in the Borough of Berwick, recorded in Map Book 1, at page 504.

PARCEL NO. 2:

Lot No. 46 situate in the Fourth Ward in said Borough of Berwick, County of Columbia, Pennsylvania, formerly surveyed and assessed to Gertrude Persky.

HAVING THEREON ERECTED A dwelling house known as 1424 3rd Avenue, Berwick, Pennsylvania

BOTH PARCELS BEING THE SAME PREMISES WHICH Robert E. Schultz, Jr. by Deed dated March 1, 1995 and recorded in Columbia County Deed Book Volume 591, page 107, granted and conveyed unto Erik Van Baak and Colleen Van Baak.

Parcel # 04D,06-086-00

TO THE SHERIFF OF COLUMBIA COUNTY:

ORDER FOR SERVICE

DATE: July 20, 2001

FROM:

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

CASE CAPTION:

FEDERAL NATIONAL MORTGAGE ASSOCIATION

vs.

COLLEEN VAN BAAK AND ERIK VAN BAAK

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

SERVICE TO BE MADE ON DEFENDANT: ERIK VAN BAAK

ADDRESS FOR "PERSONAL SERVICE": 560 MILL ROAD, YARDLEY, PA 19067

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

Please deputize Bucks County

TO THE SHERIFF OF COLUMBIA COUNTY:

ORDER FOR SERVICE

DATE: July 20, 2001

FROM:

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

CASE CAPTION:

FEDERAL NATIONAL MORTGAGE ASSOCIATION

vs.

COLLEEN VAN BAAK AND ERIK VAN BAAK

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

SERVICE TO BE MADE ON DEFENDANT: COLLEEN VAN BAAK

ADDRESS FOR "PERSONAL SERVICE": 560 MILL ROAD, YARDLEY, PA 19067

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

Please deputize Bucks County

ORDER FOR SERVICE

DATE _____ 19, _____
PROTHY NO. 200, CV 400
(Columbia)

TO: SHERIFF OF BUCKS COUNTY

FROM: Leon P. Haller

WRIT AND OR
COMPLAINT

ASSUMPT

TRESPASS

EQUITY

DIVORCE

Federal National Mortgage Association
Plaintiff

Vs.

Erik Van Boak
Defendant

SERVE AT: (If R.D. Address must include specific instructions, also must have Apt. Number and Apt. Building Number)

STREET 560 Mill Road

POST OFFICE _____

TOWNSHIP Yardley PA 19067

SPECIAL INSTRUCTIONS: (Use other side if necessary)

SERVICE WAS NOT MADE BECAUSE

ORDER FOR SERVICE

DATE _____ 19, _____
PROTHYNO. 2001 CV 400
(Columbia)

TO: SHERIFF OF BUCKS COUNTY

FROM: Leon P. Haller

WRIT AND OR
COMPLAINT
ASSUMPSIT
TRESPASS
EQUITY
DIVORCE

Federal National Mortgage Association
Plaintiff

Vs.

Colleen Van Baak
Defendant

SERVE AT: (If R.D. Address must include specific instructions, also must have Apt. Number and Apt. Building Number)

STREET 5600 Mill Road

POST OFFICE _____

TOWNSHIP Yardley, PA 19067

SPECIAL INSTRUCTIONS: (Use other side if necessary)

SERVICE WAS NOT MADE BECAUSE

FEDERAL NATIONAL MORTGAGE ASSOCIATION	:	IN THE COURT OF COMMON PLEAS
	:	COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff	:	
	:	
vs.	:	NO. 2001 CV 400
	:	
COLLEEN VAN BAAK AND ERIK VAN BAAK	:	CIVIL ACTION - LAW -
	:	IN MORTGAGE FORECLOSURE
Defendants	:	

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

Personally appeared before me, a Notary Public in and for said Commonwealth and County, **LEON P. HALLER, ESQUIRE** who being duly sworn according to law deposes and states that the Defendant(s) above named are not in the Military or Naval Service nor are they engaged in any way which would bring them within the Soldiers and Sailors Relief Act of 1940, as amended.

Sworn to and subscribed :
before me this 20 day :
of July 2001 :

Sharon P. Deane
Notary Public

LEON P. HALLER, ESQUIRE



FEDERAL NATIONAL MORTGAGE : IN THE COURT OF COMMON PLEAS
ASSOCIATION : COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff :
vs. : NO. 2001 CV 400
COLLEEN VAN BAAK AND ERIK : CIVIL ACTION - LAW -
VAN BAAK : IN MORTGAGE FORECLOSURE
Defendants

NON-MILITARY AFFIDAVIT

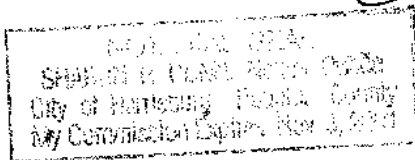
COMMONWEALTH OF PENNSYLVANIA :
SS
COUNTY OF DAUPHIN :

Personally appeared before me, a Notary Public in and for
said Commonwealth and County, LEON P. HALLER, ESQUIRE who being
duly sworn according to law deposes and states that the
Defendant(s) above named are not in the Military or Naval Service
nor are they engaged in any way which would bring them within the
Soldiers and Sailors Relief Act of 1940, as amended.

Sworn to and subscribed :
before me this 20 day :
of July 20 01 :

Sharon P. Deaton
Notary Public


LEON P. HALLER, ESQUIRE



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: **FEDERAL NATIONAL MORTGAGE ASSOCIATION**

vs.

Defendants: **COLLEEN VAN BAAK AND ERIK VAN BAAK**

Filed to No. 2001-CV-400

INSTRUCTIONS

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

1424 3rd AVENUE, BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

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

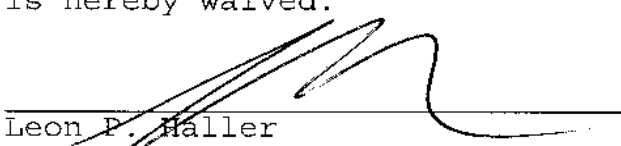
ERIK VAN BAAK: 560 MILL ROAD, YARDLEY, PA 19067

COLLEEN VAN BAAK: 560 MILL ROAD, YARDLEY, PA 19067

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, July 20, 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

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

COMMERCE BANK
60-184-313

36580

CHECK NO. CHECK DATE

036580 07/19/2001

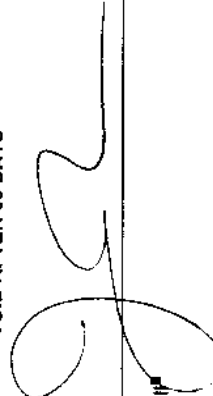
CHECK AMOUNT

ONE THOUSAND TWO HUNDRED AND 00/100 DOLLARS***** \$*****1,200.00

PAY
TO THE
ORDER
OF

SHERIFF OF COLUMBIA COUNTY

VOID AFTER 90 DAYS



⑈036580⑈ ⑆03⑆301846⑆ 5⑆ 32093⑆ 2⑈