

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

First Union Home Eq. vs Donald & Patricia Shine

NO. 89-01 ED NO. 454-01 JD

DATE/TIME OF SALE: 1-7-01 / 1630

BID PRICE (INCLUDES COST) \$ 24,000.00

POUNDAGE - 2% OF BID \$ 480.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ 1633.69

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2113.69

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 2113.69

LESS DEPOSIT: \$ 1200.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 913.69

SHERIFF'S SALE COST SHEET

First Union Home Eq. vs. Donald & Patricia Shine
 NO. 89-01 ED NO. 454-01 JD DATE/TIME OF SALE 11-7-01 / 1030

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>17.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>13.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>370.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>338.60</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>413.60</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>31.50</u>
TOTAL ***** \$ <u>41.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 2002	\$ <u>165.81</u>
SCHOOL DIST. 2002	\$ <u>434.38</u>
DELINQUENT 20	\$
TOTAL ***** \$ <u>600.19</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$
WATER 2001	\$ <u>98.40</u>
TOTAL ***** \$ <u>98.40</u>	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>1633.69</u>	

TOTAL COSTS (OPENING BID) \$ 1633.69

Deposit 1200.00
 retained \$ 433.69

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 784-0227

24 HOUR PHONE
(717) 784-6300

PHONE
(717) 389-5622

SHERIFF'S REAL ESTATE FINAL COST SHEET

First Union Home Eq. VS Donald L. Katinich / L. Stine

NO. 89-2001 E.O. NO. 459-2001 J.D.

DATE OF SALE: 11-7-01 10:30

BID PRICE (INCLUDES COSTS) \$ 24,000.00

POUNDAGE--2% OF BID PRICE \$ 480.00

TRANSFER TAX 2%, FAIR MARKET PRICE \$ -

MISC. COSTS \$ 2471.26

TOTAL AMOUNT NEEDED TO PURCHASE \$ 27012.26

PURCHASER(S): First Union Home Eq.

ADDRESS: _____

NAME(S) ON DEED: _____

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

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 1517.36

LESS DEPOSIT \$ 1200.00

DOWN PAYMENT \$ -

TOTAL DUE IN EIGHT DAYS \$ 1167.36

First Union Home eq.VS. Donald L. Mount III89-1001E.D. No. 4542001

J.D.

Date of Sale 11/7/01Time of Sale 10:30

DOCKET & RETURN

\$ 15.-

SERVICE PER DEFENDANT OR GARNISHEE

150.-

LEVY (PER PARCEL)

15.-

MAILING COSTS

17.50

ADVERTISING, SALE BILLS & COPIES

17.50

ADVERTISING SALE (PLUS NEWSPAPER)

19.-

MILEAGE

13.-

POSTING HANDBILL

15.-

CRYING/ADJOURN SALE (EACH SALE)

10.-

SHERIFF'S DEED

35.-

TRANSFER TAX FORM

25.-

DISTRIBUTION FORM

25.-

OTHER

5.-Copies
Notary12.00

TOTAL *****

\$

367
370.00

PRESS-ENTERPRISE INC

\$ 338.60

SOLICITOR'S SERVICES

75.-

TOTAL *****

\$

413.60

PROTHONOTARY (NOTARY)

\$ 10.00

RECORDER OF DEEDS

28.50 31.50

OTHER

241.50

TOTAL *****

\$

38.50

REAL ESTATE TAXES:

BOROUGH, TWP & COUNTY TAXES 20\$ 151.00SCHOOL DISTRICT TAXES 204181.65DELINQUENT TAXES 2000164.21

TOTAL *****

\$

356-7346
1396.86

MUNICIPAL FEES DUE:

SEWER- MUNICIPAL 20

\$

WATER- MUNICIPAL 20.0198.40 OK

TOTAL *****

\$

98.40

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL *****

\$

110.-

MISCELLANEOUS

\$

\$

TOTAL *****

\$

TOTAL COSTS (OPEN BID) *****

\$

2427.36

9943

SHAFFER & SCERNI LLC

921 PLEASANT VALLEY AVENUE 2ND FLOOR
P.O. BOX 1258
MOUNT LAUREL, NJ 08054

DATE 1/31/02 55-136-312

PAY
TO THE
ORDER OF

Columbia County Sheriff \$ 1,707.³⁴
One Thousand Seven Hundred Seven ³⁴/₁₀₀ DOLLARS

Commerce



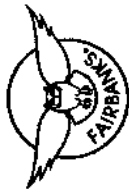
America's Most Convenient Bank®
1-800-YES-2000

FOR 020576.5160

⑈009943⑈ ⑆031201360⑆

21 9242 5⑈

MAF



Fairbanks Capital Corp.
P.O. Box 65250
Salt Lake City, UT 84165-0250



FOR PAYMENT OF STATUTORY EXPENSES
One Thousand Seven Hundred Seven Dollars and 36/100 Cents

PAY TO: COULUMBIA COUNTY
THE ORDER RECORDER OF DEEDS
OF PO BOX 380
BLOOMSBURG PA 17815

PAYEE AFPACOL

Kim A. Johnson

LOAN DISBURSEMENT ACCT 444

CHECK #	CHECK DATE
441310	11/12/01
97-154/1240	
AMOUNT	
\$*****1,707.36	

⑆04443310⑆ ⑆124001545⑆ 900999934⑆

CHECK NUMBER: 441310
CHECK DATE: 11/12/01
PAYEE CODE: AFPACOL
PAGE: 1 OF 1



PAYEE NAME COULUMBIA COUNTY
& ADDRESS RECORDER OF DEEDS
PO BOX 380
BLOOMSBURG PA 17815

BATCH: UKX

LOAN-NO	SHORT-NAME INIT NAME PROPERTY ADDRESS	DESCRIPTION	TRAN DATE CODE	AMOUNT DUE
---------	---	-------------	-------------------	---------------

0002072718	D STINE	144 N 2ND ST	632	1,707.36
CHECK TOTAL	1 ITEMS			1,707.36

Municipal Water Authority

Borough of Catawissa
P.O. Box 54
Catawissa, PA 17820
Phone (570)356-2172 Fax (570)356-7695

November 2, 2001

Harry Roadarmel, Jr.
Sheriff of Columbia County
P. O. Box 380
Bloomsburg, PA 17815

RE: First Columbia Bank & Trust Co. vs. Carlos E. & Alice D. Oteiza
No: 88 of 2001 E.D. No. 236 of 2001 J.D.

First Union Home Equity Bank of Delaware vs. Donald L. & Patricia L. Stine
No: 89 of 2001 E. D. No. 454 of 2001 J.D.

Dear Sheriff Roadarmel:

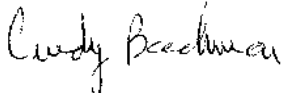
Enclosed is documentation of the water utility amounts owed to the Catawissa Water Authority by the Oteizas for the property listed under No. 236-CV of 2001 and by the Stines for the property listed under No. 2001-CV-#454.

The following is a summation of amounts owed as of November 2, 2001:

Carlos E. & Alice D. Oteiza	\$ 13.05
Donald L. & Patricia L. Stine	\$ 98.40

If you have any questions, please contact me at 356-2172.

Sincerely,



Cindy Bachman
Superintendent
Catawissa Water Authority

Encls.

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 October 17, 24, 31, 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.

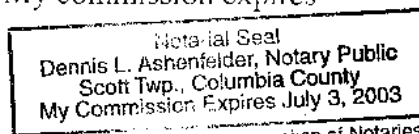
Paula J. Barry

Sworn and subscribed to before me this 31st day of OCTOBER 2001.

Dennis L. Ashenfelder

(Notary Public)

My commission expires



And now, 20 I hereby certify that the advertising and publication charges amounting to \$338.60 for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

Tax Notice 2001 County & Municipality

MAKE CHECKS PAYABLE TO:
 CATAWISSA BORO
 LINDA L KASHNER
 138 South St
 Catawissa PA 17820

HOURS: EVERY TUESDAY 8PM - 8:30PM
 FACEPT MAY & SEPT APPT ONLY
 AFTER OCT 31 - APPT ONLY

PHONE: 570-356-7346

FOR: COLUMBIA COUNTY

DATE
 03/01/2001

BILL NO.
 12343

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INTL PENALTY
GENERAL	17,945	4.096	72.03	73.50	80.85
SINKING		845	14.86	15.16	16.08
BORO RE		2.709	47.64	48.61	53.47
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT				134.53	151.00
				April 30 If paid on or before	June 30 If paid after
				137.27	151.00

STINE DONALD L & PATRICIA L
 144 NORTH 2ND STREET
 CATAWISSA PA 17820

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	10 %
PARCEL: 08-02-151-00.000	
144 N SECOND ST	
.24 Acres	Land
	Buildings
	Total Assessment
	3,182
	14,763
	17,945

This tax returned to
 courthouse on:
 January 1, 2002

FILE COPY

TAX YEAR 2001 REAL ESTATE DISTRICT NAME CATAWISSA BOROUGH

TAX NOTICE

2/01/01 DATE

17943 ASSESSMENT

1794 BILL NO

NAME LINDA L KASHNER
 CHECKS 138 SOUTH STREET
 PAYABLE CATAWISSA, PA 17820
 TO:

TAXES ARE DUE
 & PAYABLE
 PROMPT PAYMENT
 IS REQUESTED

HOURS: EVERY TUESDAY 8-8:30PM
 AFTER OCT 31 BY APPOINTMENT ONLY
 CLOSED SEPTEMBER & OCT 2, 2001
 PHONE: (570) 356-7346

DESCRIPTION	RATE	DISCOUNT	PENALTY	TAX	AMOUNT	INTL PENALTY
SCHOOL REAL ESTATE	24.40 MILLS	2%	10%	429.10	437.86	481.65
01-08-000269						

STINE DONALD L & PATRICIA L
 144 NORTH 2ND STREET
 CATAWISSA, PA 17820

PAY THIS AMOUNT

439.10	437.86	481.65
DURING JUL-AUG	DURING SEP-OCT	ON OR AFTER NOV 1
08-02-15100000		
144 N SECOND ST		
244		

NO TAXES ACCEPTED AFTER DECEMBER 31, 2001
 THIS TAX RETURNED TO COURTHOUSE DECEMBER 31, 2001

FOR RETURN
 MUST BE
 RETURNED
 WITH YOUR
 PAYMENT

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 27, 2001

To: Linda Kashner – Catawissa Borough Tax Collector
138 South St.
Catawissa, PA 17820

Re: First Union Home Equity Bank of Delaware vs. Donald L. and Patricia L. Stine

No: 89 of 2001 E.D. and No. 454 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

SHAFFER, BONFIGLIO, SCERNI & D'ELIA, L.L.C.
BY: MARTIN S. WEISBERG, ESQUIRE (I.D. #51520)
921 PLEASANT VALLEY AVENUE, 2ND FLOOR
PO BOX 1258
MT. LAUREL, NEW JERSEY 08054
(856) 866-1166
FILE NO. 020576.5160
ATTORNEYS FOR PLAINTIFF

First Union National Bank of Delaware f/k/a First
Union Home Equity Bank, N.A.

Plaintiff

vs.

Donald L. Stine and
Patricia L. Stine

Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Civil Action - Mortgage Foreclosure

NO. 2001-CV-#454

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Donald L. Stine Patricia L. Stine
353 Dahol Rd. 144 N. 2nd St.
Bloomsburg, PA 17815 Catawissa, PA 17820

Your house (real estate) at 144 N. 2nd St., Catawissa, Pennsylvania is scheduled to be sold at

Sheriff's Sale on Nov. 7, 2001 at 10:30, at the Sheriff's Office

Pennsylvania, to enforce the court judgment of \$77,592.98, obtained by Plaintiff against you.

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

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

1. The sale will be canceled if you pay back to Plaintiff the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay you may call: Martin S. Weisberg, Esquire at (856) 866-1166.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call: Martin S. Weisberg, Esquire at (856) 866-1166.
4. If the amount due from the buyer is not paid to the Sheriff, you will, remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty (30) days after the sale date. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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

Lawyer Referral Service
Susquehanna Legal Service
162 East Fifth St.
Bloomsburg, PA 17815
(570) 784-8760

ALL THAT CERTAIN property situated in the Borough of Catawissa in the County of Columbia and Commonwealth of Pennsylvania, being, more fully described in a Deed dated 2/3/1995 from Jacob L. Snyder and Kathy L. Snyder, husband and wife to Donald L. Stine and Patricia L. Stine, husband and wife recorded 2/6/1995, among the land records of the County and State set forth above, in Deed Volume 589 and page 948.

TAX PARCEL NO.:	08-02-151
PROPERTY ADDRESS:	144 N. 2 nd St., Catawissa, PA 17820 Borough of Catawissa
IMPROVEMENTS:	Single Family Dwelling
SOLD AS THE PROPERTY OF:	Donald L. Stine and Patricia L. Stine
ATTORNEY'S NAME:	Martin S. Weisberg, Esquire
SHERIFF'S NAME:	Harry A. Roadarmel, Jr.

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 HOME EQUITY BANK OF
DELAWARE

VS.

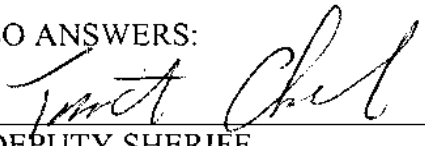
DONALD L. AND PATRICIA L. STINE

WRIT OF EXECUTION #89 OF 2001 ED

POSTING OF PROPERTY

WEDNESDAY OCTOBER 3, 2001 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DONALD L. AND PATRICIA L. STINE AT 144 N 2ND ST. CATAWISSA COLUMBIA
COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF
DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.

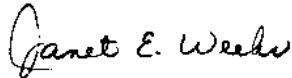
SO ANSWERS:

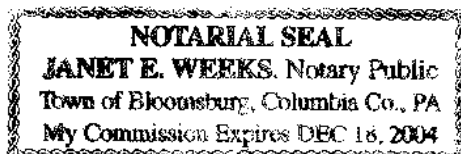

DEPUTY SHERIFF

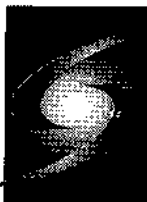
SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF OCTOBER 2001







**S H A F F E R
&
S C E R N I, L.L.C.**

Attorneys at Law

Hal Jonathan Shaffer
Alfred R. Scerni, Jr.
Harold R. Berk
Gregg Wolff
Mark S. Kanchar
Lloyd S. Markind**
Amy L. Santa Maria
Martin S. Weisberg
David D. Blake*

* Member of NJ Bar

** Member of PA Bar

Member of NJ, PA and CO Bars

Member of NJ and PA Bars

Member of NJ, PA and OK Bars

921 Pleasant Valley Avenue, 2nd Floor
P.O. Box 1258, Mt. Laurel, NJ 08054
856.866.1166
Fax: 856.866.1188
www.ShafferLaw.com

January 23, 2002

Columbia County Sheriff
Attn: Real Estate
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

RE: First Union National Bank of Delaware v. Donald L. Stine, et al.
Docket Number : 2001-CV-#454
Our File No. : 020576.5160

Dear Sir / Madam :

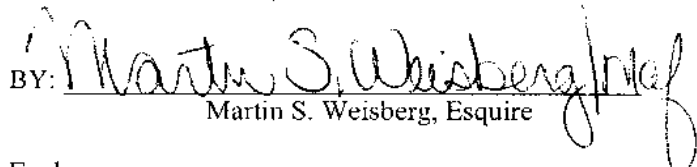
Enclosed please find our check in the amount of \$1,707.36 for your costs. Kindly prepare the Deed into the name of HomeComings Financial Network, Inc. c/o Fairbanks Capital Corp., 3815 S.W. Temple, Salt Lake City, UT 84115.

Thank you for your assistance in this matter. If you have any questions or require any further assistance feel free to contact our office.

Thank you for your attention to this matter.

Very truly yours,

SHAFFER & SCERNI, L.L.C.

BY: 
Martin S. Weisberg, Esquire

Enclosures

S:\ma\PA SALE FIELD FILES\Stine - 5160\columbia county sheriff letter for deed.wpd

BK 720 Pg 359

5-9-02 not done

ADDITIONAL OFFICES:

821 North Main Street ■ Pleasantville, NJ 08232 ■ 609.646.9656 ■ Fax: 609.646.6939
2205 Race Street ■ Philadelphia, PA 19103 ■ 215.564.9050 ■ Fax: 215.564.3341

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 HOME EQUITY BANK OF
DELAWARE

VS

Docket # 89 OF 2001 ED

WRIT OF EXECUTION MORTGAGE
FORECLOSURE

DONALD L. AND PATRICIA L. STINE

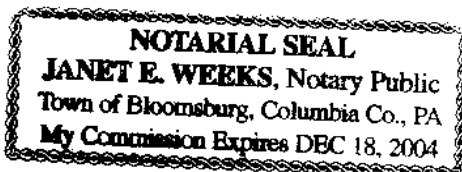
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, SEPTEMBER 4, 2001, AT 3:10 PM, SERVED THE WITHIN WRIT OF
EXECUTION MORTGAGE FORECLOSURE UPON PATRICIA L. STINE AT 103
HILLSIDE VILLAGE CATAWISSA, PA 17820 BY HANDING TO PATRICIA L. STINE A TRUE
AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO HER THE CONTENTS
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, SEPTEMBER 14, 2001

Janet E. Weeks
NOTARY PUBLIC



X
SHERIFF HARRY A. ROADARMEL JR.

X R. King
R. KING
DEPUTY SHERIFF

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 HOME EQUITY BANK OF
DELAWARE

VS

Docket # 89 OF 2001 ED

WRIT OF EXECUTION MORTGAGE
FORECLOSURE

DONALD L. AND PATRICIA L. STINE

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY AUGUST 31, 2001, AT 9:30 AM, SERVED THE WITHIN WRIT OF EXECUTION
MORTGAGE FORECLOSURE UPON DONALD L. STINE AT 253 DAHL ROAD
BLOOMSBURG, PA 17815 BY HANDING TO VERDIB STINE, FATHER, A TRUE AND ATTESTED
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO HIM THE CONTENTS THEREOF.

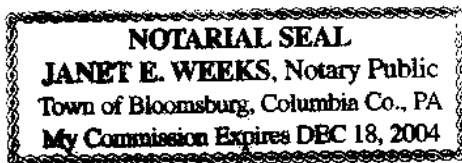
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, SEPTEMBER 14, 2001

Janet E. Weeks

NOTARY PUBLIC

X _____
SHERIFF HARRY A. ROADARMEL JR.



X *Ryan King*

R. KING
DEPUTY SHERIFF

HARRY A. ROADARMEL, JR.



89-01

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

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 8-27-01
DOCKET AND INDEX 8-27-01
SET FILE FOLDER UP 8-27-01
CHECK FOR PROPER INFO
WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LAST KNOWN ADDRESS ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF'S SALE 4
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LEINS LIST ✓
CHECK FOR \$1200.00 CKA 8513

* 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 Nov. 7, 2001 at 1030 AM
POST ALL DATES ON CALANDER Post 10-3 Adv. 10-17, 24, 31

- * 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

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#

Donald L. Skinc 11-6-63 208-56-6904

DATE: 8-29-01

REQUESTOR: Sheriff Dept, Col Co.
Print Name

Signature

II. Lien information (To be provided by DRS)

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

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

X 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

\$ 1628.25

Date: 8-29-01

BY: Patricia K. McKenna

TITLE: AA SCDU Liaison

Certified from the record
this 29th day of AUG 2001
Gail K. Jodon
Director Domestic Relations Section
By PKM

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 27, 2001

To:

DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG, PA 17815

Re: First Union Home Equity Bank of Delaware vs. Donald L. and Patricia L. Stine

No: 89 of 2001 E.D. and No. 454 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

Is your RETURN ADDRESS completed on the reverse side?

SENDER: <ul style="list-style-type: none">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): 89-01 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> 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 70001530000536268129	
		4b. Service Type <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD	
5. Received By: (Print Name)		7. Date of Delivery AUG 29 2001	
6. Signature: (Addressee or Agent) X <i>[Signature]</i>		8. Addressee's Address (Only if requested and fee is paid)	
PS Form 3811, December 1994		102595-98-B-0229 Domestic Return Receipt	

Is your RETURN ADDRESS completed on the reverse side?

SENDER: <ul style="list-style-type: none">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): 89-01 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
ALL BUSINESS ADMINISTRATION NORTH WILKES-BARRE BLVD WILKES-BARRE, PA 18702-5241		4a. Article Number 70001530000536268136	
		4b. Service Type <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD	
5. Received By: (Print Name) MARY VONDERHEID		7. Date of Delivery AUG 29 2001	
6. Signature: (Addressee or Agent) X <i>Mary Vonderheid</i>		8. Addressee's Address (Only if requested and fee is paid)	
PS Form 3811, December 1994		102595-98-B-0229 Domestic Return Receipt	

Is your RETURN ADDRESS completed on the reverse side?

SENDER: <ul style="list-style-type: none">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): 89-01 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> 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		70001530000536268143	
		<input checked="" type="checkbox"/> Certified <input type="checkbox"/> Insured Merchandise <input type="checkbox"/> COD	
5. Received By: (Print Name)		8. Addressee's Address (Only if requested and fee is paid)	
6. Signature: (Addressee or Agent) X <i>Samuel J. Ventura</i>			
PS Form 3811, December 1994		102595-98-B-0229 Domestic Return Receipt	

SHAFFER, BONFIGLIO, SCERNI & D'ELIA, L.L.C.
BY: MARTIN S. WEISBERG, ESQUIRE (I.D. #51520)
921 PLEASANT VALLEY AVENUE, 2ND FLOOR
PO BOX 1258
MT. LAUREL, NEW JERSEY 08054
(856) 866-1166
FILE NO. 020576.5160
ATTORNEYS FOR PLAINTIFF

First Union National Bank of Delaware f/k/a First
Union Home Equity Bank, N.A.

Plaintiff

vs.

Donald L. Stine and
Patricia L. Stine

Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Civil Action - Mortgage Foreclosure

NO. 2001-CV-#454

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Donald L. Stine Patricia L. Stine
353 Dahol Rd. 144 N. 2nd St.
Bloomsburg, PA 17815 Catawissa, PA 17820

Your house (real estate) at 144 N. 2nd St., Catawissa, Pennsylvania is scheduled to be sold at

Sheriff's Sale on Nov. 7, 2001 at 10:30, at the Sheriff's Office

Pennsylvania, to enforce the court judgment of \$77,592.98, obtained by Plaintiff against you.

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

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

1. The sale will be canceled if you pay back to Plaintiff the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay you may call: Martin S. Weisberg, Esquire at (856) 866-1166.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call: Martin S. Weisberg, Esquire at (856) 866-1166.
4. If the amount due from the buyer is not paid to the Sheriff, you will, remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty (30) days after the sale date. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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

Lawyer Referral Service
Susquehanna Legal Service
162 East Fifth St.
Bloomsburg, PA 17815
(570) 784-8760

ALL THAT CERTAIN property situated in the Borough of Catawissa in the County of Columbia and Commonwealth of Pennsylvania, being, more fully described in a Deed dated 2/3/1995 from Jacob L. Snyder and Kathy L. Snyder, husband and wife to Donald L. Stine and Patricia L. Stine, husband and wife recorded 2/6/1995, among the land records of the County and State set forth above, in Deed Volume 589 and page 948.

TAX PARCEL NO.:	08-02-151
PROPERTY ADDRESS:	144 N. 2 nd St., Catawissa, PA 17820 Borough of Catawissa
IMPROVEMENTS:	Single Family Dwelling
SOLD AS THE PROPERTY OF:	Donald L. Stine and Patricia L. Stine
ATTORNEY'S NAME:	Martin S. Weisberg, Esquire
SHERIFF'S NAME:	Harry A. Roadarmel, Jr.

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#

Patricia Skine

11-29-66

181-60-6025

DATE: 8-29-01

REQUESTOR: Sheriff Dept. Col. Co.
Print Name

Ms Skine is the obligee in the case.

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: 8-29-01

BY: Pamela K. M. Kerne

TITLE: PA SCDU Division

Certified from the record
this 29th day of AUG 2001
Gail K. Jodon
Director Domestic Relations Section
By PKM

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 27, 2001

To:

DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG, PA 17815

Re: First Union Home Equity Bank of Delaware vs. Donald L. and Patricia L. Stine

No: 89 of 2001 E.D. and No. 454 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

SHAFFER, BONFIGLIO, SCERNI & D'ELIA, L.L.C.
BY: MARTIN S. WEISBERG, ESQUIRE (I.D. #51520)
921 PLEASANT VALLEY AVENUE, 2ND FLOOR
PO BOX 1258
MT. LAUREL, NEW JERSEY 08054
(856) 866-1166
FILE NO. 020576.5160
ATTORNEYS FOR PLAINTIFF

First Union National Bank of Delaware f/k/a First
Union Home Equity Bank, N.A.

Plaintiff

vs.

Donald L. Stine and
Patricia L. Stine

Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Civil Action - Mortgage Foreclosure

NO. 2001-CV-#454

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Donald L. Stine Patricia L. Stine
353 Dahol Rd. 144 N. 2nd St.
Bloomsburg, PA 17815 Catawissa, PA 17820

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Sheriff's Sale on Nov. 7, 2001 at 10:30, at the Sheriff's Office

Pennsylvania, to enforce the court judgment of \$77,592.98, obtained by Plaintiff against you.

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

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

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2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
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162 East Fifth St.
Bloomsburg, PA 17815
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ALL THAT CERTAIN property situated in the Borough of Catawissa in the County of Columbia and Commonwealth of Pennsylvania, being, more fully described in a Deed dated 2/3/1995 from Jacob L. Snyder and Kathy L. Snyder, husband and wife to Donald L. Stine and Patricia L. Stine, husband and wife recorded 2/6/1995, among the land records of the County and State set forth above, in Deed Volume 589 and page 948.

TAX PARCEL NO.:	08-02-151
PROPERTY ADDRESS:	144 N. 2 nd St., Catawissa, PA 17820 Borough of Catawissa
IMPROVEMENTS:	Single Family Dwelling
SOLD AS THE PROPERTY OF:	Donald L. Stine and Patricia L. Stine
ATTORNEY'S NAME:	Martin S. Weisberg, Esquire
SHERIFF'S NAME:	Harry A. Roadarmel, Jr.

SHERIFF'S SALE

WEDNESDAY NOVEMBER 7, 2001 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 89 OF 2001 ED AND CIVIL WRIT NO. 454 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' 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 property situated in the Borough of Catawissa in the County of Columbia and Commonwealth of Pennsylvania, being, more fully described in a Deed dated 2/3/1995 from Jacob L. Snyder and Kathy L. Snyder, husband and wife to Donald L. Stine and Patricia L. Stine, husband and wife recorded 2/6/1995, among the land records of the County and State set forth above, in Deed Volume 589 and page 948.

TAX PARCEL NUMBER 08-01-151

PROPERTY ADDRESS 144 N. 2nd Street Catawissa, PA 17820 Borough of Catawissa

IMPROVEMENTS Single Family Dwelling

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
Martin S. Weisberg, Esq.
PO Box 1258
Mt. Laurel, PA NJ 08054

Sheriff of Columbia County
Harry A. Roadarmel, Jr.



SHAFFER, BONFIGLIO, SCERNI & D'ELIA, L.L.C.

Pleasant Valley Building

921 Pleasant Valley Avenue • 2nd Floor • PO Box 1258 • Mt. Laurel, NJ 08054
856-866-1166 • Fax: 856-866-1188
web: www.shafferlaw.com

821 N. Main Street
Pleasantville, NJ 08232
609-646-9656
Fax: 609-646-6939

2205 Race Street
Philadelphia, PA 19103
215-564-4455
Fax: 215-564-0520

Hal Jonathan Shaffer⁺
Suzette D. Bonfiglio^{**}
Alfred R. Scerni, Jr.⁺
Vincent D'Elia⁺
Harold R. Berk⁺⁺⁺
Gregg Wolff⁺⁺
Mark S. Kancher^{*}
Lloyd S. Markind^{**}
Amy L. SantaMaria^{*}
Jonathan Lamm^{***}
David D. Blake[†]
Robert J. Murtaugh⁺⁺⁺
Martin S. Weisberg

August 10, 2001

Member of NJ and PA Bars*
Member of NJ, PA and NY Bars**
Member of NJ, PA and FL Bars***
Member of NJ Bar+
Member of NJ, PA and OK Bars*+
Member of PA Bar+++
Member of NJ, PA and CO Bars++

Direct Dial: (856) 866-1166

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

RE: First Union National Bank of Delaware f/k/a First Union Home Equity Bank, N.A. v. Donald L. Stine, et al
No. 2001-CV-#454
Our File No. 020576.5160

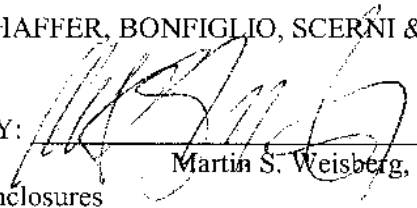
Dear Sir/Madam:

Enclosed please find the original Writ, Service Form and check in the amount of \$1,200.00. Kindly send service of the Sheriff Sale upon the Defendant, Donald L. Stine at 353 Dahol Rd., Bloomsburg, PA 17815 and serve Patricia L. Stine at 144 N. 2nd St., Catawissa, PA 17820. Upon completing service, kindly provide us with a completed Affidavit of Service in the enclosed return addressed envelope for Sheriff's Return of Service.

Thank you for your attention to this matter.

Very truly yours,

SHAFFER, BONFIGLIO, SCERNI & D'ELIA, L.L.C.

BY: 

Martin S. Weisberg, Esquire

Enclosures

S:\naif\PA Foreclosures\Stine - 5160\sheriff letter for sale notice wpd

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 27, 2001

To:

Re: First Union Home Equity Bank of Delaware vs. Donald L. and Patricia L. Stine

No: 89 of 2001 E.D. and No. 454 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

ALL THAT CERTAIN property situated in the Borough of Catawissa in the County of Columbia and Commonwealth of Pennsylvania, being, more fully described in a Deed dated 2/3/1995 from Jacob L. Snyder and Kathy L. Snyder, husband and wife to Donald L. Stine and Patricia L. Stine, husband and wife recorded 2/6/1995, among the land records of the County and State set forth above, in Deed Volume 589 and page 948.

TAX PARCEL NO.:	08-02-151
PROPERTY ADDRESS:	144 N. 2 nd St., Catawissa, PA 17820 Borough of Catawissa
IMPROVEMENTS:	Single Family Dwelling
SOLD AS THE PROPERTY OF:	Donald L. Stine and Patricia L. Stine
ATTORNEY'S NAME:	Martin S. Weisberg, Esquire
SHERIFF'S NAME:	Harry A. Roadarmel, Jr.

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

**First Union National Bank of Delaware
f/k/a First Union Home Equity Bank, N.A.**

**In the Court of Common Pleas of
Columbia County, Pennsylvania.**

vs.

NO. 2001-CV-#454

2001-ED-89

**Donald L. Stine and
Pamela L. Stine**

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Commonwealth of Pennsylvania
County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA :

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below) :

144 N. 2nd St.
Catawissa, PA 17820

(see the attached legal description)

AMOUNT DUE	\$ 77,592.98
------------	--------------

INTEREST

from 3/1/2001 to 9/31/2001 plus

all accruing interest at 6.63%;

<u>\$13.24 per diem thereafter</u>	\$ 2,833.36
------------------------------------	-------------

(Costs to be added) \$ _____

Lami B. Kline

Prothonotary, Common Pleas Court of
Columbia County, Penna.

Dated Aug. 24, 2001

(SEAL)

By : _____

AGENT

No. 2001-CV-#454

**In the Court of Common Pleas of
Columbia County, Pennsylvania.**

First Union National Bank of Delaware
f/k/a First Union Home Equity Bank, N.A.

vs.

Donald L. Stine and
Patricia L. Stine

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

Real Debt \$ 77,592.98

Int. from 3/1/2001
to 9/31/2001 \$ 2,833.36

Costs 85.50 pd

Prothy. Pd. \$ 14.00 pd

Writ 23.00 pd

Sheriff 7.00

Sat.


Attorney for Plaintiff

Martin S. Weisberg, Esquire (I.D.#51520)
921 Pleasant Valley Ave., 2nd Floor
Mt. Laurel, NJ 08054

Address where papers may be served:

Donald L. Stine - 353 Dahl Rd., Bloomsburg, PA 17815
Patricia L. Stine - 144 N. 2nd St., Catawissa, PA 17820

ALL THAT CERTAIN property situated in the Borough of Catawissa in the County of Columbia and Commonwealth of Pennsylvania, being, more fully described in a Deed dated 2/3/1995 from Jacob L. Snyder and Kathy L. Snyder, husband and wife to Donald L. Stine and Patricia L. Stine, husband and wife recorded 2/6/1995, among the land records of the County and State set forth above, in Deed Volume 589 and page 948.

TAX PARCEL NO.: 08-02-151

PROPERTY ADDRESS: 144 N. 2nd St., Catawissa, PA 17820
Borough of Catawissa

IMPROVEMENTS: Single Family Dwelling

SHAFFER, BONFIGLIO, SCERNI & D'ELIA, L.L.C.

BY: MARTIN S. WEISBERG, ESQUIRE (I.D. #51520)

921 PLEASANT VALLEY AVENUE, 2ND FLOOR

P.O. BOX 1258

MOUNT LAUREL, NEW JERSEY 08054

(856) 866-1166

FILE NO. 020576.5160

ATTORNEYS FOR PLAINTIFF

FIRST UNION NATIONAL BANK OF
DELAWARE F/K/A FIRST UNION
HOME EQUITY BANK, N.A.

Plaintiff

vs.

DONALD L. STINE AND PATRICIA L.
STINE

Defendant(s).

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Civil Action - Law

NO. 2001-CV-#454

WRIT OF EXECUTION

NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300.00. There are other exemptions which may be applicable to you. Attached is a summary of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for prompt hearing. (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to the court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

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

Lawyer Referral Service
Susquehanna Legal Service
168 East Fifth St.
Bloomsburg, PA 17815
(570) 784-8760

**MAJOR EXEMPTIONS UNDER
PENNSYLVANIA AND
FEDERAL LAW**

1. \$300.00 statutory exemption.
2. Bibles, school books, sewing machines, uniforms and equipment.
3. Most wages and unemployment compensation.
4. Social Security benefits.
5. Certain retirement funds and accounts.
6. Certain veteran and armed forces benefits.
7. Certain insurance proceeds.
8. Such other exemptions as may be provided by law.

SHIAFFER, BONFIGLIO, SCERNI & D'ELIA, L.L.C.
BY: MARTIN S. WEISBERG, ESQUIRE (I.D. #51520)
921 PLEASANT VALLEY AVENUE, 2ND FLOOR
PO BOX 1258
MT. LAUREL, NEW JERSEY 08054
(856) 866-1166
FILE NO. 020576.5160
ATTORNEYS FOR PLAINTIFF

First Union National Bank of Delaware f/k/a First
Union Home Equity Bank, N.A.

Plaintiff

vs.

Donald L. Stine and
Patricia L. Stine

Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Civil Action - Mortgage Foreclosure

NO. 2001-CV-#454

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Donald L. Stine Patricia L. Stine
353 Dahol Rd. 144 N. 2nd St.
Bloomsburg, PA 17815 Catawissa, PA 17820

Your house (real estate) at 144 N. 2nd St., Catawissa, Pennsylvania is scheduled to be sold at

Sheriff's Sale on *Nov. 7* at *10:30*, at the *Sheriff's Office*,
2001

Pennsylvania, to enforce the court judgment of \$77,592.98, obtained by Plaintiff against you.

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

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

1. The sale will be canceled if you pay back to Plaintiff the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay you may call: Martin S. Weisberg, Esquire at (856) 866-1166.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call: Martin S. Weisberg, Esquire at (856) 866-1166.
4. If the amount due from the buyer is not paid to the Sheriff, you will, remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty (30) days after the sale date. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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

Lawyer Referral Service
Susquehanna Legal Service
162 East Fifth St.
Bloomsburg, PA 17815
(570) 784-8760

SHAFFER, BONFIGLIO, SCERNI & D'ELIA, L.L.C.
BY: MARTIN S. WEISBERG, ESQUIRE (I.D. #51520)
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Plaintiff

vs.

Donald L. Stine and
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COURT OF COMMON PLEAS
COLUMBIA COUNTY

Civil Action - Mortgage Foreclosure

NO. 2001-CV-#454

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TO: Donald L. Stine Patricia L. Stine
353 Dahol Rd. 144 N. 2nd St.
Bloomsburg, PA 17815 Catawissa, PA 17820

Your house (real estate) at 144 N. 2nd St., Catawissa, Pennsylvania is scheduled to be sold at
Sheriff's Sale on _____ at _____, at the _____,
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NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF SALE

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

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FIRST UNION HOME EQUITY BANK OF
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EQUITY BANK, N.A.

Plaintiff

vs.

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Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Civil Action - Mortgage Foreclosure

NO. 2001-CV-#454

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF NEW JERSEY

:

SS.

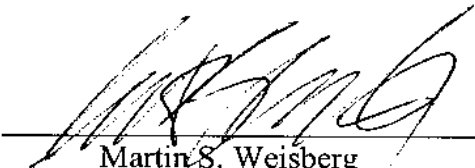
COUNTY OF BURLINGTON

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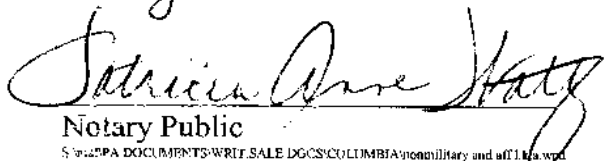
Martin S. Weisberg, being duly sworn according to law, deposes and says that he is counsel for Plaintiff, that he is authorized to make this affidavit on behalf of Plaintiff, and that Defendants, Donald L. Stine and Patricia L. Stine are not in the military service of the United States, nor any State or Territory thereof or its allies as defined in the Soldiers' and Sailors' Civil Relief Act of 1940 and the amendments thereto.

Date:

8/29/01


Martin S. Weisberg

Sworn to and subscribed before
me this 29th day of
August, 2001.


Notary Public

S:\2002\PA DOCUMENTS\WRIT SALE DGCS\COLUMBIA\nonmilitary and aff 1160.wpd

PATRICIA ANNE WATTY
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 4/19/2006

SHAFFER, BONFIGLIO, SCERNI & D'ELIA, L.L.C.
BY: MARTIN S. WEISBERG, ESQUIRE (I.D. #51520)
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EQUITY BANK, N.A.

Plaintiff

vs.

DONALD L. STINE AND PATRICIA L. STINE
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Civil Action - Mortgage Foreclosure

NO. 2001-CV-#454

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STATE OF NEW JERSEY

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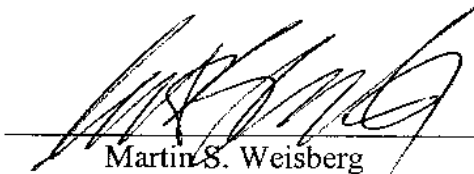
SS.

COUNTY OF BURLINGTON

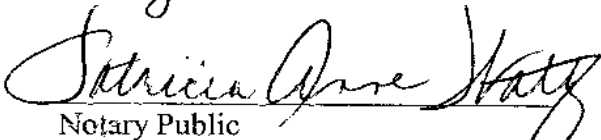
:

Martin S. Weisberg, being duly sworn according to law, deposes and says that he is counsel for Plaintiff, that he is authorized to make this affidavit on behalf of Plaintiff, and that Defendants, Donald L. Stine and Patricia L. Stine are not in the military service of the United States, nor any State or Territory thereof or its allies as defined in the Soldiers' and Sailors' Civil Relief Act of 1940 and the amendments thereto.

Date: 8/22/01


Martin S. Weisberg

Sworn to and subscribed before
me this 22nd day of
August, 2001.


Notary Public

Spa:APA DOCUMENTS\WRITE.SALE.DOC\SCOLUMBIA\nomilitary and aff 1.1a.wpd

PATRICIA ANNE WATTY
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 4/19/2006

SHAFFER, BONFIGLIO, SCERNI & D'ELIA, L.L.C.
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ATTORNEYS FOR PLAINTIFF

FIRST UNION HOME EQUITY BANK OF
DELAWARE F/K/A FIRST UNION HOME
EQUITY BANK, N.A.

Plaintiff

vs.

DONALD L. STINE AND PATRICIA L. STINE
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Civil Action - Mortgage Foreclosure

NO. 2001-CV #454

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF NEW JERSEY

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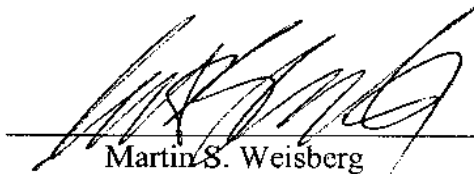
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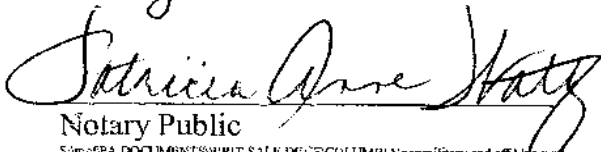
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Martin S. Weisberg, being duly sworn according to law, deposes and says that he is counsel for Plaintiff, that he is authorized to make this affidavit on behalf of Plaintiff, and that Defendants, Donald L. Stine and Patricia L. Stine are not in the military service of the United States, nor any State or Territory thereof or its allies as defined in the Soldiers' and Sailors' Civil Relief Act of 1940 and the amendments thereto.

Date: 8/22/01


Martin S. Weisberg

Sworn to and subscribed before
me this 22nd day of
August, 2001.


Notary Public

S:\npa\PA DOCUMENTS\WRIT.SALE DGS\COLUMBIA\nonmilitary and aff 1.1a.wpd

PATRICIA ANNE WATTY
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 4/19/2006

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FIRST UNION NATIONAL BANK OF
DELAWARE F/K/A FIRST UNION HOME
EQUITY BANK, N.A.

Plaintiff

vs.

DONALD L. STINE AND PATRICIA L.
STINE

Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Civil Action - Mortgage Foreclosure

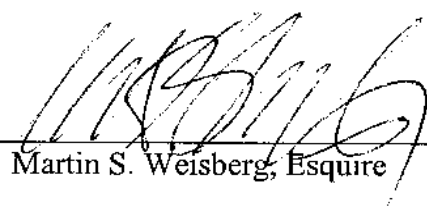
NO. 2001-CV-#454

CERTIFICATION OF LAST KNOWN ADDRESS

I, Martin S. Weisberg, Esquire, hereby certify that the last known address of First Union National Bank of Delaware f/k/a First Union Home Equity Bank, N.A., is c/o Rosicki, Rosicki & Associates, PC, One Old Country Road, Suite 429, Carle Place, NY 11514. The last known address of Donald L. Stine is 353 Dahol Road, Bloomsburg, PA 17815 and the last known address of Patricia L. Stine is 144 N. 2nd Street, Catawissa, PA 17820.

SHAFFER, BONFIGLIO, SCERNI & D'ELIA, L.L.C.

By:


Martin S. Weisberg, Esquire

Date:

8/20/01

SHAFFER, BONFIGLIO, SCERNI & D'ELIA, L.L.C.
BY: MARTIN S. WEISBERG, ESQUIRE (I.D. #51520)
921 PLEASANT VALLEY AVENUE, 2ND FLOOR
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MT. LAUREL, NEW JERSEY 08054
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FILE NO. 020576.5160
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FIRST UNION NATIONAL BANK OF
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EQUITY BANK, N.A.

Plaintiff

vs.

DONALD L. STINE AND PATRICIA L.
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Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Civil Action - Mortgage Foreclosure

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SHAFFER, BONFIGLIO, SCERNI & D'ELIA, L.L.C.

By: _____

Martin S. Weisberg, Esquire

Date: _____

8/22/01

SHAFFER, BONFIGLIO, SCERNI & D'ELIA, L.L.C.
BY: MARTIN S. WEISBERG, ESQUIRE (I.D. #51520)
921 PLEASANT VALLEY AVENUE, 2ND FLOOR
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ATTORNEYS FOR PLAINTIFF

FIRST UNION NATIONAL BANK OF
DELAWARE F/K/A FIRST UNION HOME
EQUITY BANK, N.A.

Plaintiff

vs.

DONALD L. STINE AND PATRICIA L.
STINE

Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

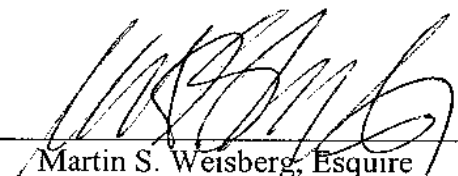
Civil Action - Mortgage Foreclosure

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SHAFFER, BONFIGLIO, SCERNI & D'ELIA, L.L.C.

By: 
Martin S. Weisberg, Esquire

Date: 8/22/01

SHAFER, BONFIGLIO, SCERNI & D'ELIA, L.L.C.
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921 PLEASANT VALLEY AVENUE, 2ND FLOOR
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ATTORNEYS FOR PLAINTIFF

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DELAWARE F/K/A FIRST UNION HOME
EQUITY BANK, N.A.

Plaintiff

vs.

DONALD L. STINE AND PATRICIA L. STINE
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Civil Action - Mortgage Foreclosure

NO. 2001-CV-#454

AFFIDAVIT PURSUANT TO RULE 3129.1

First Union National Bank of Delaware f/k/a First Union Home Equity Bank, N.A., Plaintiff the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 144 N. 2nd St., Catawissa, Pennsylvania:

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

Donald L. Stine
353 Dahol Rd.
Bloomsburg, PA 17815

Patricia L. Stine
144 N. 2nd St.
Catawissa, PA 17820

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

Donald L. Stine
353 Dahol Rd.
Bloomsburg, PA 17815

Patricia L. Stine
144 N. 2nd St.
Catawissa, PA 17820

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

First Union National Bank of Delaware f/k/a First Union Home Equity Bank, N.A.
c/o Rosicki, Rosicki & Associates, PC
One Old Country Road, Suite 429
Carle Place, NY 11514

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

First Union National Bank of Delaware f/k/a First Union Home Equity Bank, N.A.
c/o Rosicki, Rosicki & Associates, PC
One Old Country Road, Suite 429
Carle Place, NY 11514

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

None to the best of Plaintiff's knowledge or belief

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:

Domestic Relations Office
700 Sawmill Rd.
Bloomsburg, PA 17815

Tax Claim Bureau
35 W. Main St.
Bloomsburg, PA 17815

Tax Collector - Linda Karshner
138 South St.
Catawissa, PA 17820

Catawissa Electric & Sewer
P.O. Box 44
Catawissa, PA 17820

Catawissa Water
P.O. Box 54
Catawissa, PA 17820

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:

Tenant(s) / Occupant(s)
144 N. 2nd St.
Catawissa, PA 17820

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

SHAFFER, BOMFGLIO, SCERNI & D'ELIA, L.L.C.

By: _____

Martin S. Weisberg, Esquire

Date: _____

8/22/01

SHAFFER, BONFIGLIO, SCERNI & D'ELIA, L.L.C.
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Plaintiff

vs.

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Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Civil Action - Mortgage Foreclosure

NO. 2001-CV-#454

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First Union National Bank of Delaware f/k/a First Union Home Equity Bank, N.A., Plaintiff the above action, being authorized to do so, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 144 N. 2nd St., Catawissa, Pennsylvania:

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

Donald L. Stine	Patricia L. Stine
353 Dahol Rd.	144 N. 2nd St.
Bloomsburg, PA 17815	Catawissa, PA 17820

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

Donald L. Stine	Patricia L. Stine
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Bloomsburg, PA 17815	Catawissa, PA 17820

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

None to the best of Plaintiff's knowledge or belief

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P.O. Box 44
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Catawissa Water
P.O. Box 54
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7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

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144 N. 2nd St.
Catawissa, PA 17820

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

SHAFFER, BONFIGLIO, SCERNI & D'ELIA, L.L.C.

By: _____

Martin S. Weisberg, Esquire

Date: 8/22/01

SHAFFER, BONFIGLIO, SCERNI & D'ELIA, L.L.C.
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Plaintiff

vs.

DONALD L. STINE AND PATRICIA L. STINE
Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Civil Action - Mortgage Foreclosure

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P.O. Box 54
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SHAFER, BONFIGLIO, SCERNI & D'ELIA, L.L.C.

By: _____

Martin S. Weisberg, Esquire

Date: _____

8/22/01

SHAFFER, BONFIGLIO, SCERNI & D'ELIA, L.L.C.
BY: MARTIN S. WEISBERG, ESQUIRE (I.D. #51520)
921 PLEASANT VALLEY AVENUE, 2ND FLOOR
PO BOX 1258
MT. LAUREL, NEW JERSEY 08054
(856) 866-1166
FILE NO. 020576.5160
ATTORNEYS FOR PLAINTIFF

FIRST UNION HOME EQUITY BANK OF
DELAWARE F/K/A FIRST UNION HOME
EQUITY BANK, N.A.

Plaintiff

vs.

DONALD L. STINE AND PATRICIA L. STINE

Defendant(s)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

Civil Action - Mortgage Foreclosure

NO. 2001-CV-#454

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the attorney of record for the plaintiff in this action against real property and further certify this property is not subject to Act 91 of 1983 and the Plaintiff has complied with all the Provisions of the Act.

I further agree to indemnify and hold harmless the Sheriff of Philadelphia for any false statement given herein.

SHAFFER, BONFIGLIO, SCERNI & D'ELIA, L.L.C.

By:


Martin S. Weisberg, Esquire

Date:



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SHAFFER, BONFIGLIO, SCERNI & D'ELIA, L.L.C.

By: 

Martin S. Weisberg, Esquire

Date: 8/22/01

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CAMBRIA COUNTY

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WAIVER OF WATCHMAN

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

SHAFFER, BONFIGLIO, SCERNI & D'ELIA, L.L.C.

By: 

Martin S. Weisberg, Esquire

Date: 8/22/01

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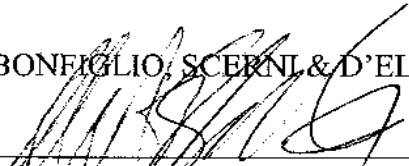
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Date:

8/22/01

SHAFER, BONFIGLIO, SCERNI AND D'ELIA LLC
921 PLEASANT VALLEY AVENUE 2ND FLOOR
P.O. BOX 1258
MOUNT LAUREL, NJ 08054

8513

PAY
TO THE
ORDER OF

Columbia County Sheriff
One Thousand Two Hundred 00/100

55-13610
312

DATE *8/13/01*

\$1,200.00

DOLLARS

Commer



America's Most Convenient Bank®
1-800-YES-2000

FOR *000576.5160*

[Signature]

MAP

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MP