

SHERIFF'S SALE COST SHEET

First Union National Bank VS. James Fenstermacher II
 NO. 100-02 ED NO. 359-02 JD DATE/TIME OF SALE Nov. 6, 02 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>8.00</u>
TOTAL *****	\$ <u>379.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>544.64</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>769.64</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL *****	\$ <u>51.50</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20 <u>02</u>	\$ <u>PA</u>
SCHOOL DIST. 20 <u>02</u>	\$ <u>422.91</u>
DELINQUENT 20 <u> </u>	\$ <u>10.00</u>
TOTAL *****	\$ <u>432.91</u>

MUNICIPAL FEES DUE:

SEWER 20 <u> </u>	\$ <u>687.40</u>
WATER 20 <u> </u>	\$ <u> </u>
TOTAL *****	\$ <u>687.40</u>

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

TOTAL COSTS (OPENING BID) \$ 2430.45

**BERWICK BORO
MAKE CHECKS PAYABLE TO:**

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9:30AM - 4PM
CLOSED WEDNESDAY & HOLIDAYS.
CLOSED FRIDAY AFTER DISCOUNT
PHONE: 570-752-7442

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

FENSTEMAKER JAMES
219 WEST 8TH STREET
BERWICK PA 18603

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT.

DATE	BILL NO
03/01/2002	3456

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL SINKING LIGHT FIRE BORO RE	12.244	4.846 .845 1.05 1.25 5.8	58.14 10.14 12.60 15.00 69.60	59.33 10.35 12.86 15.31 71.02	65.28 11.39 13.50 16.08 74.57
The discount & penalty have been calculated for your convenience	PAY THIS AMOUNT		165.48 April 30 If paid on or before	168.87 June 30 If paid on or before	180.80 June 30 If paid after

This tax returned to courthouse on: January 1, 2003

WCB 2405
12/20

12/20

Harry
Co & Edwin
Pied.
Cape

TAX NOTICE 2002 SCHOOL REAL ESTATE

BERMICK BOROUGH
MAKE CHECKS PAYABLE TO
CONNIE C. GINGER
1615 LINCOLN AVENUE
BERWICK, PA 18603

FOR BERWICK AREA SCHOOL DISTRICT

DATE 07/01/2002

Bill# 001255

REAL ESTATE	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	INC. PENALTY
	12244	31.400	376.77	384.46	422.91
<p>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.</p>					
<p>PAY THIS AMOUNT</p>		<p>376.77</p> <p>AUG 31 IF PAID ON OR BEFORE</p>	<p>384.46</p> <p>OCT 31 IF PAID ON OR BEFORE</p>	<p>422.91</p> <p>OCT 31 IF PAID AFTER</p>	

SCHOOL, PENALTY AT 10%

A FENSTEMAKER JAMES L II
I 219 WEST 8TH STREET
L BERWICK PA 18603

BERWICK PA 18603

0 1

PROPERTY DESCRIPTION		ACCT.	5441
PARCEL 04B04 23100000			
219 W 8TH ST	2500.00	THIS TAX RETURNED	
0664-0723	9744.00	TO COURT HOUSE:	
0.09 ACRES		JANUARY 1, 2003	

Original

LAW OFFICES

PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2393
TELEPHONE (717) 234-4178
TELECOPIER (717) 233-1149

November 25, 2002

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

Re: FIRST UNION NATIONAL BANK, TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE
AGENCY v. JAMES L. FENSTEMAKER, II
No. 2002-CV-359

Dear Sheriff:

Enclosed are affidavits of value for the deed to be recorded. KINDLY MARK THE WRIT
WITHDRAWN.

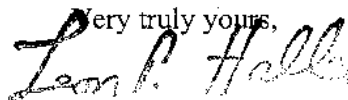
THE GRANTEE SHOULD BE:

WACHOVIA BANK, NATIONAL ASSOCIATION f/k/a FIRST UNION NATIONAL BANK,
AS TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY
2101 NORTH FRONT STREET
HARRISBURG, PA 17105

Please have the Recorder return the RECORDED DEED to me in the enclosed envelope, along with the recording
receipt. 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/kf
Enclosure



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
POST OFFICE BOX 8910
HARRISBURG, PA 17105-8910

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name: Leon P. Haller, Esquire Telephone Number: Area Code (717) 234-4178
Street Address: 1719 North Front Street City: Harrisburg State: PA Zip Code: 17102

B. TRANSFER DATA

Grantor(s)/Lessor(s): Columbia County Sheriff Date of Acceptance of Document: Wachovia Bank, National Association f/k/a
Street Address: Box 380 First Union National Bank, As Trustee For Pennsylvania Housing
City: Bloomersburg State: PA Zip Code: 17815 Street Address: 2101 North Front Street Finance Agency: 17110

C. PROPERTY LOCATION

Street Address: 219 West 8th Street City, Township, Borough: Borough of Berwick
County: Columbia School District: Tax Parcel Number: 04.B-04-231

D. VALUATION DATA

1. Actual Cash Consideration \$2,430.45	2. Other Consideration + 0.00	3. Total Consideration = \$ 2,430.45
4. County Assessed Value \$12,244.00	5. Common Level Ratio Factor x 2.80	6. Fair Market Value = \$ 34,283.20

E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%	TAX EXEMPT
---	---	------------

2 Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) _____ (Estate File Number) _____
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 664, Page Number 0726
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles).
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party <u>Leon P. Haller, Esquire</u>	Date <u>11/25/02</u>
---	-------------------------

(SEE REVERSE)

PURCELL, KRUG & HALLER

60650

11/15/2002 060650

P01455-22429

Fenstermaker, James L.

BALANCE OF SHERIFF COSTS DUE/SAL

BAV

1,279.06

11/06/07

PURCELL, KRUG & HALLER

1719 NORTH FRONT STREET

HARRISBURG, PA 17102

COMMERCE BANK

60-184-313

CHECK NO.

CHECK DATE

60650

060650 11/15/2002

CHECK AMOUNT

ONE THOUSAND TWO HUNDRED SEVENTY NINE AND 06/100

DOLLARS*****

*****1,279.06

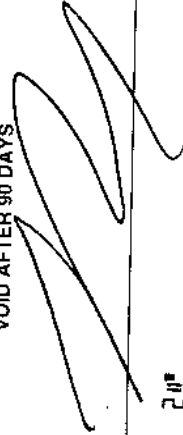
PAY
TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

35 WEST MAIN

BLOOMSBURG, PA 17815

VOID AFTER 90 DAYS



⑈060650⑈ ⑆031301846⑆ 51 320931 2⑈

Security Features Included. Details on back.

09096717 95

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

First Union National Bank VS James Fensholtengher II

NO. 100-02 ED NO. 359-02 JD

DATE/TIME OF SALE: Nov. 6, 02 0900

BID PRICE (INCLUDES COST) \$ 2450.45

POUNDAGE - 2% OF BID \$ 48.61

TRANSFER TAX - 2% OF FAIR MKT \$ - 0 -

MISC. COSTS \$ 0.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2479.06

PURCHASER(S): First Union National Bank / Daniel P. G...

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 2479.06

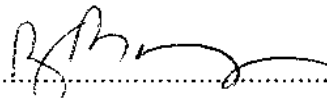
LESS DEPOSIT: \$ 1200.00

DOWN PAYMENT: \$ _____


TOTAL DUE IN 8 DAYS \$ 1279.06

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

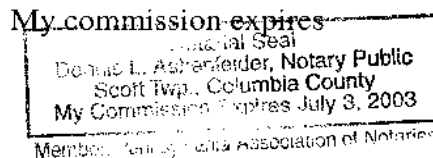
Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of October 16, 23, 30, 2002 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 30th day of OCTOBER, 2002


.....

(Notary Public)



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.

.....

LAW OFFICES
PURCELL, KRUG & HALLER

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-1206
E-MAIL: MTG@PKIL.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 28, 2002

Attn, Tim - faxed 12 pgs total to (570) 389-5625

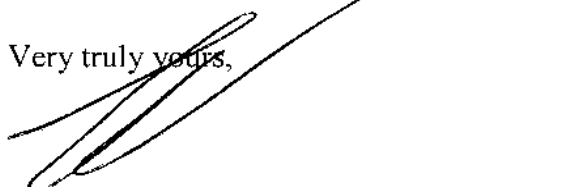
Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

Re: 2002-CV-359 FIRST UNION NATIONAL BANK, TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY vs. JAMES L. FENSTEMAKER,
II

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, Esquire

LPH/djm

Enclosure

FIRST UNION NATIONAL BANK	:	IN THE COURT OF COMMON PLEAS
TRUSTEE FOR PENNSYLVANIA	:	COLUMBIA COUNTY, PENNSYLVANIA
HOUSING FINANCE AGENCY	:	
Plaintiff	:	
	:	
vs.	:	NO. 2002-CV-359
	:	
JAMES L. FENSTEMAKER, II	:	CIVIL ACTION - LAW -
Defendant	:	IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 9-3-02 & 9-24-02, 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 and to the Defendants by Certified Mail. Service addresses are as follows:


James L. Fenstemaker, II
219 West 8th Street
Berwick, PA 18603

James L. Fenstemaker, II
811 North Vine Street
Berwick, PA 18603

Pennsylvania Housing Finance Agency
2101 North Front Street
Harrisburg, PA 17102

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

P.G. Energy
1 W. 7th Street
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:

James L. Fenstermaker II
219 West 8th Street
Berwick, PA 18603

P G ENERGY
1 W 7TH ST.
BLOOMSBURG, PA 17815

James L. Fenstermaker II
811 North Vine Street
Berwick, PA 18603

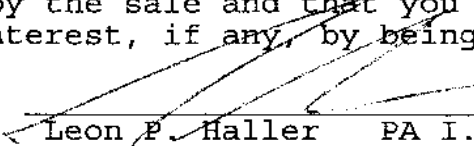
Pennsylvania Housing Finance Agency
2101 North Front Street
Harrisburg, PA 17102

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

FIRST UNION NATIONAL BANK	:	IN THE COURT OF COMMON PLEAS
TRUSTEE FOR PENNSYLVANIA	:	COLUMBIA COUNTY, PENNSYLVANIA
HOUSING FINANCE AGENCY	:	
Plaintiff	:	
	:	
vs.	:	NO. 2002-CV-359
	:	
JAMES L. FENSTEMAKER, II	:	CIVIL ACTION - LAW -
Defendant	:	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:

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:

219 WEST 8TH STREET
BERWICK
COLUMBIA COUNTY
PENNSYLVANIA

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

2002-CV-359

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

JAMES L. FENSTEMACHER, II

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

A copy of the Writ of Execution is attached hereto.

SHERIFF

ALL THAT CERTAIN lot, piece or parcel 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:

BEGINNING at a point on the northerly side of Eighth Street 250 feet west of the westerly side of Mulberry Street; THENCE in a northerly direction parallel with Mulberry Street 108 feet 6 inches to a corner; THENCE in a westerly direction parallel with Eighth Street 35 feet to a corner of land now or late of W. N. Michael; THENCE in a southerly direction along said land parallel with Mulberry Street 108 feet 6 inches to Eighth Street; THENCE in an easterly direction along said street 35 feet to the place of beginning.

HAVING THEREON ERECTED A dwelling house known as 219 West 8th Street, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Laurance J. Scheib a/k/a Laurance J. Schieb by Deed dated August 27, 1997 and recorded August 27, 1997 in Columbia County Deed Book Volume 664, page 723, granted and conveyed unto James L. Fenstemacher, II.

Parcel # 04.B-04-231

2. Article Number



7160 3901 9844 9046 5031

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) ☒ Yes

1. Article Addressed to:

James L. Fenstemacher, II
811 North Vine Street
Berwick, PA 18603

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

C. Signature

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Agent
☐ Addressee
☐ Yes
☐ No

PS Form 3811, July 2001

Domestic Return Receipt

7160 3901 9844 9046 5031

TO: James L. Fenstemacher, II
811 North Vine Street
Berwick, PA 18603

SENDER:

REFERENCE:

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	.6
	Certified Fee	2.30
	Return Receipt Fee	1.75
	Restricted Delivery	3.50
	Total Postage & Fees	8.15

For Return Service

**Receipt for
Certified Mail**

1. Item Description
2. Item Number

POSTMARK OR DATE

2. Article Number



7160 3901 9844 9046 5024

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) ☒ Yes

1. Article Addressed to:

James L. Fenstermacher, II
219 West 8th Street
Berwick, PA 18603

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) James L Fenstermacher B. Date of Delivery 8-5-01
C. Signature [Signature] ☐ Agent ☐ Addressee
D. Is delivery address different from item 1? ☒ Yes ☐ No
YES, enter delivery address below:

PS Form 3811, July 2001

Domestic Return Receipt

7160 3901 9844 9046 5024

TO: James L. Fenstermacher, II
219 West 8th Street
Berwick, PA 18603

SENDER:

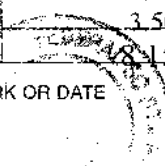
REFERENCE:

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	.6
	Certified Fee	2.30
	Return Receipt Fee	1.75
	Restricted Delivery	3.50
	Total Postage & Fees	8.15

US Postal Service
**Receipt for
Certified Mail**

POSTMARK OR DATE



PHFA v. Fenstermacher
Columbia County sale

11/16/02

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:
James L. Fenstermacher, II
219 West 8th Street
Berwick, PA 18603

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:
James L. Fenstermacher, II
811 North Vine Street
Berwick, PA 18603

Postmark:

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

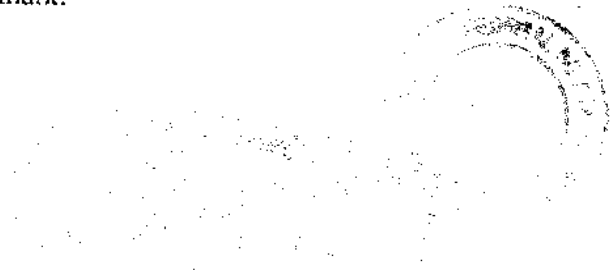
Received from:

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

Postage:

One piece of ordinary mail addressed to:
Pennsylvania Housing Finance Agency
2101 North Front Street
Harrisburg, PA 17102

Postmark:



PHFA v. Fenstermacher
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:

PHFA v. Fenstermaker
Columbia County sale 11/06/02

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:

P G ENERGY

1 W 7TH ST

BLOOMSBURG, PA 17815

Postmark:

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/21/2002

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 100ED2002

PLAINTIFF

FIRST UNION NATIONAL BANK TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT

JAMES L. FENSTEMACHER II

PERSON/CORP TO SERVED
JAMES FENSTEMACHER II
219 W 8TH/ 811 NORTH VINE
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ___ POB ___ POE ___ CCSO ___
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) 219 Empty house

211 Decent Living Thru / No Fwd

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

8-29-02 1510 ARTE Card

8-31-02 1100 ARTE Card

DEPUTY

J. Carter

DATE 9-23-02

FIRST UNION NATIONAL BANK	:	IN THE COURT OF COMMON PLEAS
TRUSTEE FOR PENNSYLVANIA	:	COLUMBIA COUNTY, PENNSYLVANIA
HOUSING FINANCE AGENCY	:	
Plaintiff	:	
	:	2002-ED-100
vs.	:	NO. 2002-CV-359
	:	
JAMES L. FENSTEMACHER, II	:	CIVIL ACTION - LAW -
Defendant	:	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:

219 West 8th Street, Berwick, PA 18603

Principal	\$49,256.70
Interest	\$ 2,935.14
(Per diem of \$6.89	
from 7/1/01 to 11/1/02	
Accumulated late charges	\$ 90.08
Late charges	\$ 157.63
(\$11.26 per month to 11/02)	
Escrow Deficit	\$ 576.30
Corporate Advances	\$ 1,765.09
5% Attorney's Commission	\$ 2,462.84
TOTAL	\$57,243.78**

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

Dated: Aug. 20, 02

(SEAL)

Lami B. Kline
PROTHONOTARY

by _____
DEPUTY

ALL THAT CERTAIN lot, piece or parcel 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:

BEGINNING at a point on the northerly side of Eighth Street 250 feet west of the westerly side of Mulberry Street; THENCE in a northerly direction parallel with Mulberry Street 108 feet 6 inches to a corner; THENCE in a westerly direction parallel with Eighth Street 35 feet to a corner of land now or late of W. N. Michael; THENCE in a southerly direction along said land parallel with Mulberry Street 108 feet 6 inches to Eighth Street; THENCE in an easterly direction along said street 35 feet to the place of beginning.

HAVING THEREON ERECTED A dwelling house known as 219 West 8th Street, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Laurance J. Scheib a/k/a Laurance J. Schieb by Deed dated August 27, 1997 and recorded August 27, 1997 in Columbia County Deed Book Volume 664, page 723, granted and conveyed unto James L. Fenstemacher, II.

Parcel # 04.B-04-231

FIRST UNION NATIONAL BANK : IN THE COURT OF COMMON PLEAS
TRUSTEE FOR PENNSYLVANIA : COLUMBIA COUNTY, PENNSYLVANIA
HOUSING FINANCE AGENCY :
Plaintiff :
vs. : 100 ED 2002
NO. 2002-CV-359
JAMES L. FENSTEMACHER, II : CIVIL ACTION - LAW -
Defendant : 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: November 6, 2002
TIME: 9:00 AM

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:

219 WEST 8TH STREET
BERWICK
COLUMBIA COUNTY
PENNSYLVANIA

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

2002-CV-359

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

JAMES L. FENSTEMACHER, II

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

A copy of the Writ of Execution is attached hereto.

SHERIFF

ALL THAT CERTAIN lot, piece or parcel 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:

BEGINNING at a point on the northerly side of Eighth Street 250 feet west of the westerly side of Mulberry Street; THENCE in a northerly direction parallel with Mulberry Street 108 feet 6 inches to a corner; THENCE in a westerly direction parallel with Eighth Street 35 feet to a corner of land now or late of W. N. Michael; THENCE in a southerly direction along said land parallel with Mulberry Street 108 feet 6 inches to Eighth Street; THENCE in an easterly direction along said street 35 feet to the place of beginning.

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Parcel # 04.B-04-231

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, & 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SENDER: COMPLETE THIS SECTION

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 100-0
☐ Agent ☒ Address

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *[Signature]*

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number 70020460000174609462
(Transfer from service label)

PS Form 3811, August 2001 Domestic Return Receipt 102595-01-M-2

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 100-0
☐ Agent ☒ Addressee

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *[Signature]*

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

SENDER: COMPLETE THIS SECTION

U. S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
900 MARKET STREET- 5TH FLOOR
PHILADELPHIA, PA 19107

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 100-0
☐ Agent ☒ Address

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *[Signature]*

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number 70020460000174609455
(Transfer from service label)

PS Form 3811, August 2001 Domestic Return Receipt 102595-01-M-2

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, & 3. Also complete item 4 if Restricted Delivery is desired.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SENDER: COMPLETE THIS SECTION

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 100-0
☐ Agent ☒ Address

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *[Signature]*

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number 70020460000174609479
(Transfer from service label)

PS Form 3811, August 2001 Domestic Return Receipt 102595-01-M-2

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 100-0
☐ Agent ☒ Addressee

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *[Signature]*

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

PA Housing Finance Agency
2101 North Front St.
Harrisburg, PA 17102

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

LAW OFFICES
PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-1206
E-MAIL: MTC@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 D. SANTO
OF COUNSEL

MERSHEY
1099 GOVERNOR ROAD
(717) 533-3838

October 28, 2002

Att. Tim - faxed 12 pgs total to (570) 389-5625

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

Re: 2002-CV-359 FIRST UNION NATIONAL BANK, TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY vs. JAMES L. FENSTEMAKER,
II.

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, Esquire

LPH/djm

Enclosure

FIRST UNION NATIONAL BANK	:	IN THE COURT OF COMMON PLEAS
TRUSTEE FOR PENNSYLVANIA	:	COLUMBIA COUNTY, PENNSYLVANIA
HOUSING FINANCE AGENCY	:	
Plaintiff	:	
	:	
vs.	:	NO. 2002-CV-359
	:	
JAMES L. FENSTEMAKER, II	:	CIVIL ACTION - LAW -
Defendant	:	IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 9-3-02 & 9-24-02, 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 and to the Defendants by Certified Mail. Service addresses are as follows:


James L. Fenstemaker, II
219 West 8th Street
Berwick, PA 18603

James L. Fenstemaker, II
811 North Vine Street
Berwick, PA 18603

Pennsylvania Housing Finance Agency
2101 North Front Street
Harrisburg, PA 17102

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

P.G. Energy
1 W. 7th Street
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) 633-2836

NOTICE TO:

James L. Fenstermaker II
219 West 8th Street
Berwick, PA 18603

P G ENERGY
1 W 7TH ST.
BLOOMSBURG, PA 17815

James L. Fenstermaker II
811 North Vine Street
Berwick, PA 18603

Pennsylvania Housing Finance Agency
2101 North Front Street
Harrisburg, PA 17102

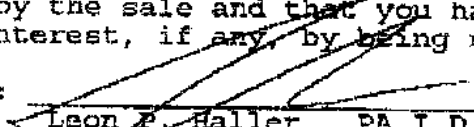
DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

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.15780

Attorney for Plaintiff

FIRST UNION NATIONAL BANK : IN THE COURT OF COMMON PLEAS
TRUSTEE FOR PENNSYLVANIA : COLUMBIA COUNTY, PENNSYLVANIA
HOUSING FINANCE AGENCY :
Plaintiff :
vs. : NO. 2002-CV-359
JAMES L. FENSTEMAKER, II : CIVIL ACTION - LAW -
Defendant : 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:

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:

219 WEST 8TH STREET
BERWICK
COLUMBIA COUNTY
PENNSYLVANIA

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

2002-CV-359

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

JAMES L. FENSTEMACHER, II

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

A copy of the Writ of Execution is attached hereto.

SHERIFF


ALL THAT CERTAIN lot, piece or parcel 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:

BEGINNING at a point on the northerly side of Eighth Street 250 feet west of the westerly side of Mulberry Street; THENCE in a northerly direction parallel with Mulberry Street 108 feet 6 inches to a corner; THENCE in a westerly direction parallel with Eighth Street 35 feet to a corner of land now or late of W. N. Michael; THENCE in a southerly direction along said land parallel with Mulberry Street 108 feet 6 inches to Eighth Street; THENCE in an easterly direction along said street 35 feet to the place of beginning.

HAVING THEREON ERECTED A dwelling house known as 219 West 8th Street, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Laurance J. Scheib a/k/a Laurance J. Schieb by Deed dated August 27, 1997 and recorded August 27, 1997 in Columbia County Deed Book Volume 664, page 723, granted and conveyed unto James L. Fenstermacher, II.

Parcel # 04.B-04-231

1. Article Number  7160 3901 9844 9046 5031		COMPLETE THIS SECTION ON DELIVERY	
3. Service Type CERTIFIED MAIL		A. Received by (Please Print Clearly) <i>James L. Fenstermacher</i>	B. Date of Delivery <i>9-5-02</i>
4. Restricted Delivery? (Extra Fee) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		C. Signature <i>James L. Fenstermacher</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to James L. Fenstermacher, II 811 North Vine Street Berwick, PA 18603		D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, enter delivery address below:	

PS Form 3811, July 2001 Domestic Return Receipt

7160 3901 9844 9046 5031

TO: James L. Fenstermacher, II
 811 North Vine Street
 Berwick, PA 18603

SENDER:**REFERENCE:**


PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	.6
	Certified Fee	2.30
	Return Receipt Fee	1.75
	Restricted Delivery	3.50
	Total Postage & Fees	8.15

US Postal Service
**Receipt for
 Certified Mail**

No Insurance Coverage Provided
 Do Not Use for International Mail



2. Article Number  7160 3901 9844 9046 5024		COMPLETE THIS SECTION ON DELIVERY	
3. Service Type CERTIFIED MAIL		A. Received by (Please Print Clearly) <i>James L. Fenstermacher</i>	B. Date of Delivery <i>9-5-02</i>
4. Restricted Delivery? (Extra Fee) <input checked="" type="checkbox"/> Yes		C. Signature <i>James L. Fenstermacher</i>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
1. Article Addressed to: James L. Fenstermacher, II 219 West 8th Street Berwick, PA 18603		D. Is delivery address different from item 1? If Yes, enter delivery address below:	
PS Form 3811, July 2001		Domestic Return Receipt	

7160 3901 9844 9046 5024

TO: James L. Fenstermacher, II
 219 West 8th Street
 Berwick, PA 18603

SENDER:

REFERENCE:

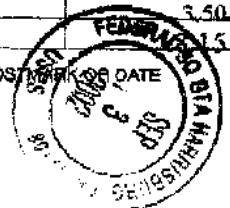
PS Form 3800, June 2000		
RETURN RECEIPT SERVICE	Postage	.6
	Certified Fee	2.30
	Return Receipt Fee	1.75
	Restricted Delivery	3.50
	Total Postage & Fees	8.15

US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POST MARK OR DATE



PHFA v. Fenstermacher
Columbia County sale

11/16/02

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:

James L. Fenstermacher, II
219 West 8th Street
Berwick, PA 18603

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

James L. Fenstermacher, II
811 North Vine Street
Berwick, PA 18603

Postmark:

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

Received from:

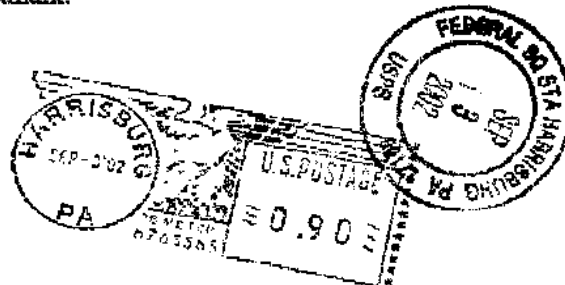
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

Pennsylvania Housing Finance Agency
2101 North Front Street
Harrisburg, PA 17102

Postmark:



PHFA v. Fenstermacher
Columbia County sale

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

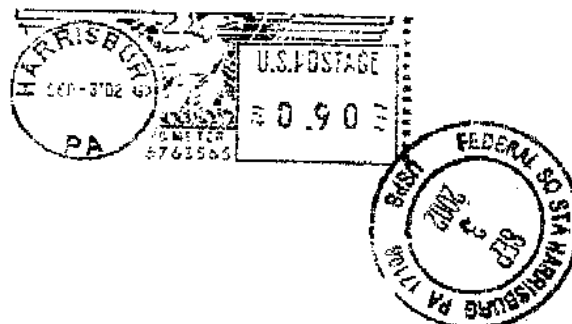
Received from:

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:



PHFA v. Fenstermaker
Columbia County sale 11/06/02

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

Received from:

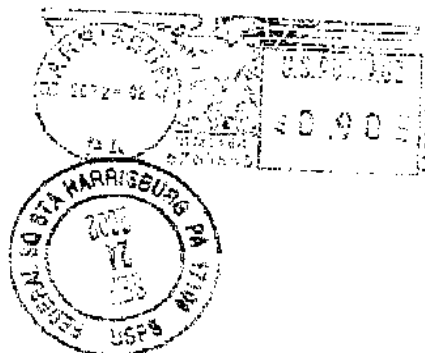
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

PIG ENERGY
1 W 7TH ST
BLOOMSBURG, PA 17815

Postmark:



TOTAL P.12

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

FIRST UNION NATIONAL BANK

VS.

JAMES L. FENSTERMACHER, II

WRIT OF EXECUTION #100 OF 2002 ED

POSTING OF PROPERTY

OCTOBER 2, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JAMES L. FENSTERMACHER, II AT 219 W. 8TH ST. BERWICK
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 4TH DAY OF OCTOBER 2002

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/21/2002

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 100ED2002

PLAINTIFF FIRST UNION NATIONAL BANK TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT JAMES L. FENSTEMACHER II

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER AUTHORITY	WRIT OF EXECUTION - MORTGAGE
344 MARKET ST.	FORECLOSURE
BERWICK	

SERVED UPON Kristy M. Ponia

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8-29-2 TIME 1500 MILEAGE 8 OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB ☒ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 8-29-2

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/21/2002

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 100ED2002

PLAINTIFF

FIRST UNION NATIONAL BANK TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT

JAMES L. FENSTEMACHER II

PERSON/CORP TO SERVED
CONNIE GINGHER - TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Connie Gingher

RELATIONSHIP

IDENTIFICATION

DATE 8-29-2

TIME

1520

MILEAGE

8-

OTHER

Race

Sex

Height

Weight

Eyes

Hair

Age

Military

TYPE OF SERVICE:

- A. PERSONAL SERVICE AT POA ___ POB ☒ POE ___ CCSO ___
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA ___
C. CORPORATION MANAGING AGENT ___
D. REGISTERED AGENT ___
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE ___

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE

8-29-2

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/21/2002

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 100ED2002

PLAINTIFF

FIRST UNION NATIONAL BANK TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT

JAMES L. FENSTEMACHER II

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON James L. Fenstemacher II

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8-28-2 TIME 1420 MILEAGE 3 OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB ☒ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA _____
C. CORPORATION MANAGING AGENT _____
D. REGISTERED AGENT _____
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE _____

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature] DATE 8-28-2

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/21/2002

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 100ED2002

PLAINTIFF

FIRST UNION NATIONAL BANK TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT

JAMES L. FENSTEMACHER II

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON

Louis E. Hlum

RELATIONSHIP

Clerk

IDENTIFICATION

DATE *8-28*

TIME *1400*

MILEAGE *3*

OTHER

Race ___ Sex ___ Height ___ Weight ___ Eyes ___ Hair ___ Age ___ Military ___

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ___ POB ☒ POE ___ CCSO ___
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA ___
C. CORPORATION MANAGING AGENT ___
D. REGISTERED AGENT ___
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE ___

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE *8-28-2*

BERWICK AREA JOINT SEWER AUTHORITY

344 MARKET STREET
BERWICK, PENNSYLVANIA 18603
(570) 752-2723 FAX: (570) 752-2726

August 29, 2002

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


**RE: FIRST UNION NATIONAL BANK TRUSTEE FOR
PENNSYLVANIA HOUSING FINACE AGENCY
VS
JAMES L. FENSTEMACHER II**

Dear Harry:

The outstanding balance on sewer account #127110 through November 2002 is \$687.40.

Please feel free to contact me with any questions that you may have.

Sincerely,

A handwritten signature in cursive script that reads "Kristy Romig".

Kristy Romig
Wastewater Clerk

COURT OF COMMON PLEAS - 26TH JUDICIAL DISTRICT OF PENNSYLVANIA
COLUMBIA COUNTY BRANCH
DOMESTIC RELATIONS SECTION
PO BOX 380
BLOOMSBURG, PA 17815

HOURS: 8:00 AM - 4:30 PM

TELEPHONE (570) 387-8870
TELEFAX (570) 387-8876

FACSIMILE COVER SHEET

DATE FAX SENT:

8-28-02

TIME FAX SENT:

2:38pm

RE:

Lien Request

DELIVER TO:

Tim

FROM: COLUMBIA COUNTY DOMESTIC RELATIONS SECTION
PO BOX 380
BLOOMSBURG, PA 17815

TOTAL NUMBER OF PAGES INCLUDING THE COVER SHEET: _____

*** IF THE TOTAL PAGES, LISTED ABOVE, HAVE NOT BEEN RECEIVED, PLEASE
CONTACT US AT EITHER OF THE ABOVE TELEPHONE OR TELEFAX NUMBERS.

*** THE ENCLOSED FACSIMILE IS SOLELY INTENDED FOR THE SPECIFIC PERSON OR
PERSONS NAMED ABOVE. IF DELIVERED TO THE WRONG PLACE OR PERSON,
PLEASE RETURN OR IMMEDIATELY DESTROY THE FACSIMILE.

FAX SENT BY:

Lester

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#
James L. Leiskerchett	10/6/70	196565377

DATE: 8-28-02

REQUESTOR: Sheriff Sale
Print Name

Request.
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.

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
\$277.00		

Date: 8-28-02

BY: [Signature]

TITLE: Cust. Srs.

Certified from the record
the 28 day of Aug 2002
Gail K. Jodon
Director Domestic Relations Section
By [Signature]

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
TEL: (570) 784-6257

PHONE
(570) 389-3682

24 HOUR PHONE
(570) 784-6300

February 19, 2001

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

FIRST UNION NATIONAL BANK TRUSTEE FOR PENNSYLVANIA HOUSING
FINANCE AGENCY

VS

JAMES L. FENSTEMACHER II

DOCKET # 100ED2002

JD # 359JD2002

Dear Sir:

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 that you may have.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

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) 784-6100

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

DOCKET AND INDEX

SET FILE FOLDER UP

CHECK FOR PROPER INFO

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LAST KNOWN ADDRESS

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

WATCHMAN RELEASE FORM

AFFIDAVIT OF LEINS LIST

CHECK FOR \$1200.00

* 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

POST ALL DATES ON CALANDER

* 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

100-02

SHERIFF'S SALE

WEDNESDAY NOVEMBER 6, 2002 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 100 OF 2002 ED AND CIVIL WRIT NO. 359 OF 2002 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN lot, piece or parcel 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:

BEGINNING at a point on the northerly side of Eighth Street 250 feet west of the westerly side of Mulberry Street; THENCE in a northerly direction parallel with Mulberry Street 108 feet 6 inches to a corner; THENCE in a westerly direction parallel with Eighth Street 35 feet to a corner of land now or late of W.N. Michael; THENCE in a southerly direction along said land parallel with Mulberry Street 108 feet 6 inches to Eighth Street; THENCE in an easterly direction along said street 35 feet to the place of beginning.

HAVING THEREON ERECTED A dwelling house known as 219 West 8th Street, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Laurance J. Scheib a/k/a Laurance J. Schieb by Deed dated August 27, 1997 and recorded August 27, 1997 in Columbia County Deed Book Volume 664, page 723, granted and conveyed unto James L. Fenstermacher, II.

PARCEL# 04B-04-231

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 Haller
1719 North Front Street
Harrisburg, PA 17102

Sheriff of Columbia County
Harry A. Roadarmel, Jr.
www.sheriffofcolumbiacounty.com

FIRST UNION NATIONAL BANK : IN THE COURT OF COMMON PLEAS
TRUSTEE FOR PENNSYLVANIA : COLUMBIA COUNTY, PENNSYLVANIA
HOUSING FINANCE AGENCY :
Plaintiff :
vs. : 100 FD 2002
NO. 2002-CV-359
JAMES L. FENSTEMACHER, II : CIVIL ACTION - LAW -
Defendant : 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: November 6, 2002

TIME: 9:00 Am

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:

219 WEST 8TH STREET
BERWICK
COLUMBIA COUNTY
PENNSYLVANIA

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

2002-CV-359

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

JAMES L. FENSTEMACHER, II

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

A copy of the Writ of Execution is attached hereto.

SHERIFF

ALL THAT CERTAIN lot, piece or parcel 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:

BEGINNING at a point on the northerly side of Eighth Street 250 feet west of the westerly side of Mulberry Street; THENCE in a northerly direction parallel with Mulberry Street 108 feet 6 inches to a corner; THENCE in a westerly direction parallel with Eighth Street 35 feet to a corner of land now or late of W. N. Michael; THENCE in a southerly direction along said land parallel with Mulberry Street 108 feet 6 inches to Eighth Street; THENCE in an easterly direction along said street 35 feet to the place of beginning.

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Parcel # 04.B-04-231

August 16, 2002

TO THE SHERIFF:

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

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

Thank you.

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

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

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

FIRST UNION NATIONAL BANK	:	IN THE COURT OF COMMON PLEAS
TRUSTEE FOR PENNSYLVANIA	:	COLUMBIA COUNTY, PENNSYLVANIA
HOUSING FINANCE AGENCY	:	
Plaintiff	:	
	:	
vs.	:	NO. 2002-CV-359
	:	
JAMES L. FENSTEMACHER, II	:	CIVIL ACTION - LAW -
Defendant	:	IN MORTGAGE FORECLOSURE

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

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **219 West 8th Street, Berwick, PA 18603**:

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

James L. Fenstermacher, II
219 West 8th Street
Berwick, PA 18603

James L. Fenstermacher, II
811 North Vine Street
Berwick, PA 18603

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

SAME

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

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

PLAINTIFF HEREIN
(AND ANY OTHERS AS NOTED BELOW):

Pennsylvania Housing Finance Agency
2101 North Front Street
Harrisburg, PA 17102

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

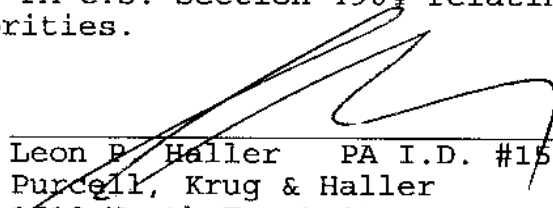
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

TENANTS IF ANY ...

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: August 16, 2002

FIRST UNION NATIONAL BANK
TRUSTEE FOR PENNSYLVANIA
HOUSING FINANCE AGENCY
Plaintiff

vs.

JAMES L. FENSTEMACHER, II
Defendant

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
:
: *2002-ED-100*
: NO. 2002-CV-359
:
: 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:

219 West 8th Street, Berwick, PA 18603

Principal	\$49,256.70
Interest	\$ 2,935.14
(Per diem of \$6.89	
from 7/1/01 to 11/1/02	
Accumulated late charges	\$ 90.08
Late charges	\$ 157.63
(\$11.26 per month to 11/02)	
Escrow Deficit	\$ 576.30
Corporate Advances	\$ 1,765.09
5% Attorney's Commission	<u>\$ 2,462.84</u>
TOTAL	\$57,243.78**

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

Dated: Aug. 20, 2002

(SEAL)

Lami B. Kline
PROTHONOTARY

by _____
DEPUTY

ALL THAT CERTAIN lot, piece or parcel 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:

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Parcel # 04.B-04-231

FIRST UNION NATIONAL BANK : IN THE COURT OF COMMON PLEAS
 TRUSTEE FOR PENNSYLVANIA : COLUMBIA COUNTY, PENNSYLVANIA
 HOUSING FINANCE AGENCY :
 Plaintiff :
 vs. : NO. 2002-CV-359
 JAMES L. FENSTEMACHER, II : CIVIL ACTION - LAW -
 Defendant : IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :
 COUNTY OF COLUMBIA :

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

Dated: Aug 20, '02

(SEAL)

Lami B. Kline
 PROTHONOTARY

by _____
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Parcel # 04.B-04-231

FIRST UNION NATIONAL BANK	:	IN THE COURT OF COMMON PLEAS
TRUSTEE FOR PENNSYLVANIA	:	COLUMBIA COUNTY, PENNSYLVANIA
HOUSING FINANCE AGENCY	:	
Plaintiff	:	
	:	2002 FD - 100
vs.	:	NO. 2002-CV-359
	:	
JAMES L. FENSTEMACHER, II	:	CIVIL ACTION - LAW -
Defendant	:	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:

219 West 8th Street, Berwick, PA 18603

Principal	\$49,256.70
Interest	\$ 2,935.14
(Per diem of \$6.89	
from 7/1/01 to 11/1/02	
Accumulated late charges	\$ 90.08
Late charges	\$ 157.63
(\$11.26 per month to 11/02)	
Escrow Deficit	\$ 576.30
Corporate Advances	\$ 1,765.09
5% Attorney's Commission	\$ 2,462.84
TOTAL	\$57,243.78**

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

Dated: Aug. 20, '02
 (SEAL)

Lami B. Kline
 PROTHONOTARY

by _____
 DEPUTY

ALL THAT CERTAIN lot, piece or parcel 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:

BEGINNING at a point on the northerly side of Eighth Street 250 feet west of the westerly side of Mulberry Street; THENCE in a northerly direction parallel with Mulberry Street 108 feet 6 inches to a corner; THENCE in a westerly direction parallel with Eighth Street 35 feet to a corner of land now or late of W. N. Michael; THENCE in a southerly direction along said land parallel with Mulberry Street 108 feet 6 inches to Eighth Street; THENCE in an easterly direction along said street 35 feet to the place of beginning.

HAVING THEREON ERECTED A dwelling house known as 219 West 8th Street, Berwick, Pennsylvania

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TRUSTEE FOR PENNSYLVANIA	:	COLUMBIA COUNTY, PENNSYLVANIA
HOUSING FINANCE AGENCY	:	
Plaintiff	:	
	:	
vs.	:	NO. 2002-CV-359
	:	
JAME SL. FENSTEMACHER, II	:	CIVIL ACTION - LAW -
Defendant	:	IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

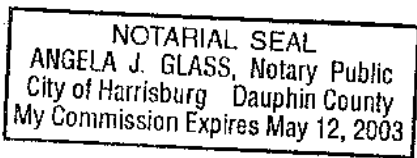
SS

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 16 day :
 of August 2002 :
Angela J. Glass
 Notary Public

LEON P. HALLER, ESQUIRE



FIRST UNION NATIONAL BANK	:	IN THE COURT OF COMMON PLEAS
TRUSTEE FOR PENNSYLVANIA	:	COLUMBIA COUNTY, PENNSYLVANIA
HOUSING FINANCE AGENCY	:	
Plaintiff	:	
	:	
vs.	:	NO. 2002-CV-359
	:	
JAME SL. FENSTEMACHER, II	:	CIVIL ACTION - LAW -
Defendant	:	IN MORTGAGE FORECLOSURE

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Sworn to and subscribed :
before me this 16 day :
of August 2002 :

Angela J. Glass
Notary Public

LEON P. HALLER, ESQUIRE

NOTARIAL SEAL
ANGELA J. GLASS, Notary Public
City of Harrisburg Dauphin County
My Commission Expires May 12, 2003

FIRST UNION NATIONAL BANK	:	IN THE COURT OF COMMON PLEAS
TRUSTEE FOR PENNSYLVANIA	:	COLUMBIA COUNTY, PENNSYLVANIA
HOUSING FINANCE AGENCY	:	
Plaintiff	:	
	:	
vs.	:	NO. 2002-CV-359
	:	
JAMES L. FENSTEMACHER, II	:	CIVIL ACTION - LAW -
Defendant	:	IN MORTGAGE FORECLOSURE

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

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **219 West 8th Street, Berwick, PA 18603**:

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

James L. Fenstemacher, II
219 West 8th Street
Berwick, PA 18603

James L. Fenstemacher, II
811 North Vine Street
Berwick, PA 18603

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

SAME

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

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

PLAINTIFF HEREIN
(AND ANY OTHERS AS NOTED BELOW):

Pennsylvania Housing Finance Agency
2101 North Front Street
Harrisburg, PA 17102

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

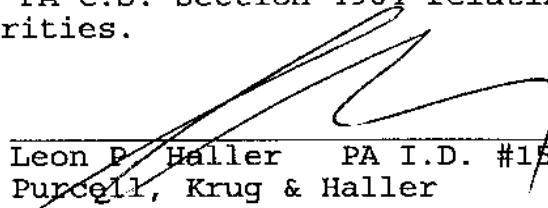
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

TENANTS IF ANY ...

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: August 16, 2002

ALL THAT CERTAIN lot, piece or parcel 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:

BEGINNING at a point on the northerly side of Eighth Street 250 feet west of the westerly side of Mulberry Street; THENCE in a northerly direction parallel with Mulberry Street 108 feet 6 inches to a corner; THENCE in a westerly direction parallel with Eighth Street 35 feet to a corner of land now or late of W. N. Michael; THENCE in a southerly direction along said land parallel with Mulberry Street 108 feet 6 inches to Eighth Street; THENCE in an easterly direction along said street 35 feet to the place of beginning.

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Parcel # 04.B-04-231

TO THE SHERIFF OF COLUMBIA COUNTY:

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

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

vs.

Defendants: **JAMES L. FENSTEMACHER, II**

Filed to **No. 2002-CV-359**

INSTRUCTIONS

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

219 WEST 8TH STREET, BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

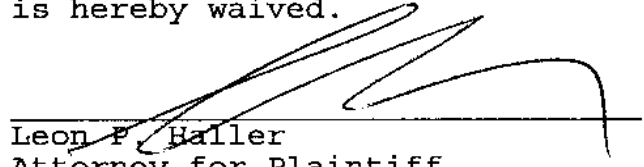
The parties to be served **PERSONALLY** and their addresses are as follows:

**JAMES L. FENSTEMACHER, II: 219 WEST 8TH STREET, BERWICK, PA 18603
or 811 NORTH VINE STREET, BERWICK, PA 18603**

WAIVER OF WATCHMAN AND INSURANCE

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

NOW, August 16, 2002 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 F. Haller
Attorney for Plaintiff
PA I.D. #15700

TO THE SHERIFF OF COLUMBIA COUNTY:

ORDER FOR SERVICE

DATE: August 16, 2002

FROM:

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

CASE CAPTION:

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

vs.

JAMES L. FENSTEMACHER, II

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

SERVICE TO BE MADE ON DEFENDANT: JAMES L. FENSTEMACHER, II

**ADDRESS FOR "PERSONAL SERVICE": 219 WEST 8TH STREET, BERWICK, PA
18603**

**IF UNABLE TO SERVE AT THIS ADDRESS, PLEASE ATTEMPT 811
NORTH VINE STREET, BERWICK, PA 18603**

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

55672

COMMERCE BANK
60-184-313

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

CHECK NO.

CHECK DATE

055672 08/14/2002

CHECK AMOUNT

\$*****1,200.00

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

VOID AFTER 90 DAYS

PAY TO THE ORDER OF
SHERIFF OF COLUMBIA COUNTY



⑈055672⑈ ⑆031301846⑆ 51 320931 2⑈