

LAW OFFICES

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

TELEPHONE (717) 234-4178
TELECOPIER (717) 233-1149

January 22, 2003

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 vs. KAREN S. FOWLER & BRIAN E. FOWLER, SR.
No. 2000 CV 1204

Dear Sheriff:

Enclosed please find our check in the amount of \$258.38 which represents the balance of the costs in the above sale. Also enclosed are affidavits of value for the deed to be recorded.

THE GRANTEE SHOULD BE:

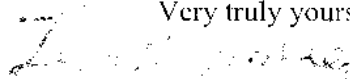
WACHOVIA BANK, NATIONAL ASSOCIATION, F/K/A
FIRST UNION NATIONAL BANK, TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY
2101 NORTH FRONT STREET
HARRISBURG, PA 17110

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

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/kb
Enclosure

SHERIFF'S SALE COST SHEET

First Union National Bank VS. Dean & Karen Kerner
 NO. 175-02 ED NO. 1204-00 JD DATE/TIME OF SALE 1-8-03 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ 195.00	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ 32.50	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ 16.00	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ 6.50	
NOTARY	\$ 12.00	
TOTAL *****		\$ 434.50

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ 488.78	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ 713.78

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ 41.50	
TOTAL *****		\$ 51.50

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ 21	
SCHOOL DIST. 20	\$ 20	
DELINQUENT 20	\$ 10.00	
TOTAL *****		\$ 10.00

MUNICIPAL FEES DUE:		
SEWER 20	\$ 80.00	
WATER 20	\$	
TOTAL *****		\$ 80.00

SURCHARGE FEE (DSTE)	\$ 140.00	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ _____

TOTAL COSTS (OPENING BID) \$ 1429.78

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

COMMERCIAL BANK
60-184-313

CHECK NO. CHECK DATE

004496 01/29/2003

CHECK AMOUNT

64496

TWO HUNDRED FIFTY EIGHT AND 39/100 DOLLARS*****

*****256.58

PAY TO THE ORDER OF

SHERIFF OF COLUMBIA COUNTY

VOID AFTER 90 DAYS

⑈064496⑈ ⑆031301846⑆ 51 320931 2⑈



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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

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) Sheriff of Columbia County	Date of Acceptance of Document
Street Address P. O. Box 380	Grantee(s)/Lessee(s) WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A FIRST UNION NATIONAL BANK, TRUSTEE FOR
City Bloomsburg, PA 17815	Street Address PENNSYLVANIA HOUSING FINANCE AGENCY 2101 NORTH FRONT STREET
State PA	City Harrisburg, PA 17110
Zip Code 17815	State PA
	Zip Code 17110

C PROPERTY LOCATION

Street Address: 306 Lasalle Street City, Township, Borough: Borough of Berwick
County: Columbia County School District: _____ Tax Parcel Number: 04C-04-208

D VALUATION DATA

1. Actual Cash Consideration \$1,429.78	2. Other Consideration + 0.00	3. Total Consideration = \$1,429.78
4. County Assessed Value \$14,532.00	5. Common Level Ratio Factor x 2.80	6. Fair Market Value = \$40,689.60

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 a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 602, Page Number 134
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ 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 Leon P. Haller, Esquire	Date 1/28/03
--	-----------------

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

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

First Union National Bank VS Robert & Carol Hunter

NO. 125-02 ED NO. 1204-00 JD

DATE/TIME OF SALE: 1-8-05 0930

BID PRICE (INCLUDES COST) \$ 1429.78

POUNDAGE - 2% OF BID \$ 28.60

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1458.38

PURCHASER(S): First Union National Bank

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 1458.38

LESS DEPOSIT: \$ 1200.00

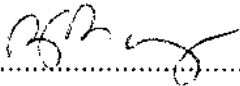
DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 258.38


Michael R. Gregory Atty for First Union

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 December 18, 25, 2002; January 1, 2003 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.

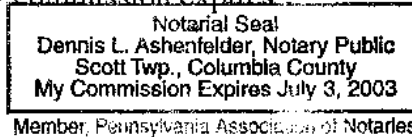
.....


Sworn and subscribed to before me this 2nd day of January 2003

.....


(Notary Public)

My commission expires



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

.....

LAW OFFICES
PURCELL, KRUG & HALLER

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

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

JOSEPH NISSLEY (1910-1982)
ANTHONY DISANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD
(717) 533-3838

December 26, 2002

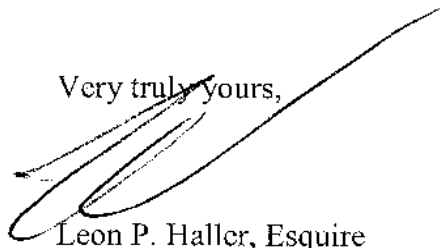
Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

Re: 2000 CV 1204 FIRST UNION NATIONAL BANK, TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY vs. KAREN S. FOWLER and
BRIAN E. FOWLER, SR.

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. 2000-CV-1204
	:	
BRIAN E. FOWLER, SR. AND	:	CIVIL ACTION - LAW -
KAREN S. FOWLER	:	IN MORTGAGE FORECLOSURE
Defendants	:	

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 10-28-02, 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 (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:


Brian E. Fowler, Sr.
306 Lasalle Street
Berwick, PA 18603

Karen S. Fowler
306 Lasalle Street
Berwick, PA 18603

Robert Spielman, Esquire
14 Spruce Avenue
Plains, PA 18705-2214

Associates Consumer Discount Company
7 Baldwin Boulevard
Shamokin Dam, PA 17876

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

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

LAW OFFICES
PURCELL, KRUG AND HALLER

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FORECLOSURE DEPT. FAX (717) 234-1206

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

JOSEPH NISSLEY (1910-1982)
ANTHONY DiSANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD

(717) 533-3836

NOTICE TO:

Brian E. Fowler, Sr.
306 Lasalle Street
Berwick, PA 18603

Karen S. Fowler
306 Lasalle Street
Berwick, PA 18603

Robert Spielman, Esquire
14 Spruce Avenue
Plains, PA 18705-2214

Associates Consumer Discount Company
7 Baldwin Boulevard
Shamokin Dam, PA 17876

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. 2000-CV-1204
BRIAN E. FOWLER, SR. AND : CIVIL ACTION - LAW -
KAREN S. FOWLER : IN MORTGAGE FORECLOSURE
Defendants

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

TAKE NOTICE:

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

DATE: January 08, 2003

TIME: 9:30 A.M.

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:

306 LASALLE 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:

2000-CV-1204

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

BRIAN E. FOWLER, SR. AND KAREN S. FOWLER

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

A copy of the Writ of Execution is attached hereto.

SHERIFF

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

BEGINNING at a corner on LaSalle Street; thence north 40 feet along Lot No. 37; thence east 140 feet to an alley; thence south along said alley, 40 feet to Lot No. 35; thence west to LaSalle Street, 140 feet to the place of BEGINNING. BEING Lot No. 36 in Freas Fowler's Addition to West Berwick.

HAVING THEREON ERECTED A dwelling house known as 306 LaSalle Street, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Dennis M. Shaffer and Shawn M. Shaffer by their Deed dated July 27, 1995 and recorded in Columbia County Deed Book Volume 602, page 130, granted and conveyed unto Brian E. Fowler, Sr. and Karen S. Fowler.

Parcel # 04.C-04-208

PHFA v. Fowler
Columbia County sale

1/18/03

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:

Brian E. Fowler, Sr.
306 Lasalle 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:

Karen S. Fowler
306 Lasalle 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:

Robert Spielman, Esquire
14 Spruce Avenue
Plains, PA 18705-2214

Pos:

PHFA v. Fowler
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:
Associates Consumer Discount Company
7 Baldwin Boulevard
Shamokin Dam, PA 17876

Postmark:

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

Received from:

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

Postage:

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

Postmark:

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, TRUSTEE
FOR PENNSYLVANIA HOUSING FINANCE
AGENCY

VS.

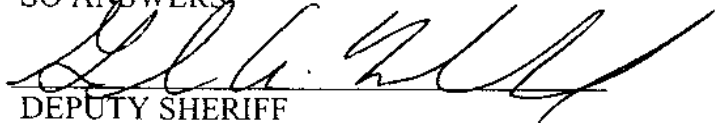
BRIAN E. FOWLER, SR.
KAREN S. FOWLER

WRIT OF EXECUTION #125 OF 2002 ED

POSTING OF PROPERTY

DECEMBER 6, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF BRIAN E. AND KAREN S. FOWLER AT 306 LASALLE ST. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA
COUNTY DEPUTY SHERIFF GLENN MILLARD.

SO ANSWERS:

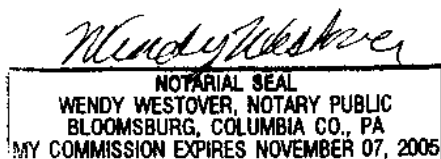


DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 10TH DAY OF DECEMBER 2002



HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FIRST UNION NATIONAL BANK, TRUSTEE
FOR PENNSYLVANIA HOUSING FINANCE
AGENCY

Docket # 125ED2002

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

BRIAN E. FOWLER, SR.
KAREN S. FOWLER

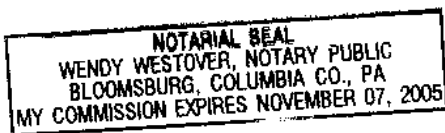
AFFIDAVIT OF SERVICE

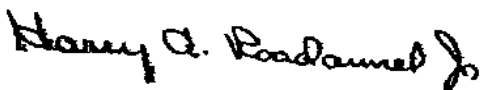
NOW, THIS FRIDAY, OCTOBER 25, 2002, AT 2:40 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON BRIAN FOWLER AT 414 MAPLE
ROAD, BERWICK BY HANDING TO KAREN FOWLER, WIFE, A TRUE AND ATTESTED COPY
OF THE ORIGINAL WRIT AND MADE KNOWN TO HER THE CONTENTS THEREOF.

SO ANSWERS,

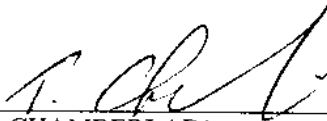
SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, OCTOBER 28, 2002


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.


X
T. CHAMBERLAIN
CHIEF 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 NATIONAL BANK, TRUSTEE
FOR PENNSYLVANIA HOUSING FINANCE
AGENCY

Docket # 125ED2002

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

BRIAN E. FOWLER, SR.
KAREN S. FOWLER

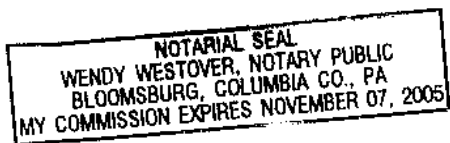
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, OCTOBER 25, 2002, AT 2:40 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON KAREN FOWLER AT 414 MAPLE
ROAD, BERWICK BY HANDING TO KAREN FOWLER, , 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 MONDAY, OCTOBER 28, 2002

Wendy Westover
NOTARY PUBLIC



Harry A. Roadarmel Jr.

X
SHERIFF HARRY A. ROADARMEL JR.

X T. Chamberlain
T. CHAMBERLAIN
CHIEF DEPUTY SHERIFF

TAX NOTICE 2002 SCHOOL REAL ESTATE
BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
CONNIE C. GINGHER
1615 LINCOLN AVENUE
BERWICK, PA 18603

HOURS MON, TUES, THURS, FRI 9:30am
-4pm DURING DISCT. CLOSED WED
FRI AND HOLIDAY AFTER DISCT.
PHONE 570-752-7442

M
A
I
L
T
O

FOWLER BRIAN E & KAREN S SR
306 LASALLE STREET
BERWICK PA 18603

FOR BERWICK AREA SCHOOL DISTRICT

DATE 07/01/2002 BILL# 001360

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	14532	31.400	447.17	456.30	501.93
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.					
PAY THIS AMOUNT			AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID ON OR BEFORE	OCT 31 IF PAID AFTER

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION	ACCT.
PARCEL 04C04 20800000	6403
306 LASALLE ST	
0602-0208	2500.00
0.13 ACRES	12032.00

THIS TAX RETURNED
TO COURT HOUSE:
JANUARY 14 2003

Original

10-7-02-8

Tax Notice 2002 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:
Connie C Gingher
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

FOWLER BRIAN E & KAREN S SR
306 LASALLE STREET
BERWICK PA 18603

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL SINKING LIGHT BORO RE	14,532	4.846 .845 1.05 1.25 5.8	69.01 12.03 14.95 17.81 82.60	70.42 12.28 15.26 18.17 84.29	77.46 13.51 16.02 19.08 88.50
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			APRIL 30 IF PAID ON OR BEFORE	JUNE 30 IF PAID AFTER	214.57
This tax returned to courthouse on: January 1, 2003					
DISCOUNT 2% PENALTY 10% PARCEL: 04C-04 -208-00,000 306 LASALLE ST .1286 Acres		CITY TWP 2% 2% 5% 5%		Land Buildings Total Assessment	
				2,500 12,032 14,532	

CK 200.42
CK 476858
6/13/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/8/2002

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 125ED2002

PLAINTIFF

FIRST UNION NATIONAL BANK, TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT

BRIAN E. FOWLER, SR.
KAREN S. FOWLER

Plt 752-6597

PERSON/CORP TO SERVED

8-10-02
~~KAREN~~ FOWLER
306 LASALLE ST.
BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE *10-25-02*

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) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/8/2002

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 125ED2002

PLAINTIFF

FIRST UNION NATIONAL BANK, TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT

BRIAN E. FOWLER, SR.
KAREN S. FOWLER

At 752-6597

PERSON/CORP TO SERVED
KAREN FOWLER
306 LASALLE ST.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

may 10-34 0930-170

Thomas
K6 intercheck
414 mgile 1207

SERVED UPON Karen

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10/10/02 TIME 11:10 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) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY TC DATE _____

ENDING

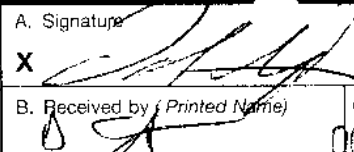
the
use
piece,

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.

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  125-02
☒ Agent
☒ Addressee
 B. Received by (Printed Name) C. Date of Delivery
 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 70020460000174607611
 (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.

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  125-02
☒ Agent
☒ Addressee
 B. Received by (Printed Name) C. Date of Delivery
 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 70020460000174607581
 (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:

Robert Snielman, Esq.
14 Spruce Ave.
Plains, PA 18705

COMPLETE THIS SECTION ON DELIVERY

A. Signature  125-02
☒ Agent
☒ Addressee
 B. Received by (Printed Name) C. Date of Delivery
 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

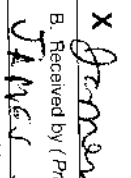
2. Article Number 70020460000174607628
 (Transfer from service label)

PS Form 3811, August 2001


Domestic Return Receipt

102595-01-M-2

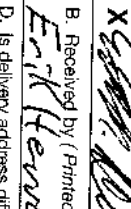
COMPLETE THIS SECTION ON DELIVERY

A. Signature  125-02
☐ Agent
☒ Addressee
 B. Received by (Printed Name) C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION ON DELIVERY

A. Signature  125-02
☐ Agent
☒ Addressee
 B. Received by (Printed Name) C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION ON DELIVERY

A. Signature  125-02
☐ Agent
☒ Addressee
 B. Received by (Printed Name) C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

ENDING

Dis, Co.
876

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/8/2002

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 125ED2002

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

DEFENDANT BRIAN E. FOWLER, SR.
KAREN S. FOWLER

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGHER - TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
1615 LINCOLN AVE.	FORECLOSURE
BERWICK	

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

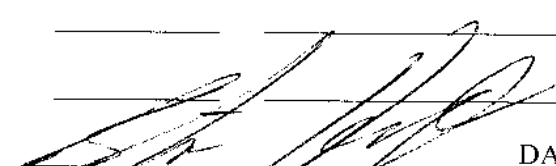
DATE 10/25 TIME 1:50 MILEAGE _____ OTHER _____

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) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
----------	------	------	---------	---------

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
DEPUTY		_____	DATE	<u>10-25-02</u>

BERWICK AREA JOINT SEWER AUTHORITY

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

October 18, 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
BRIAN E. FOWLER, SR.
KAREN S. FOWLER**

Dear Harry:

The outstanding balance on sewer account #131010 through January 2003 is \$80.00.

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/8/2002

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 125ED2002

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

DEFENDANT BRIAN E. FOWLER, SR.
KAREN S. FOWLER

PERSON/CORP TO SERVED	PAPERS TO SERVED
BRIAN FOWLER	WRIT OF EXECUTION - MORTGAGE
306 LASALLE ST.	FORECLOSURE
BERWICK	

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)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/8/2002

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 125ED2002

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

DEFENDANT BRIAN E. FOWLER, SR.
KAREN S. FOWLER

PERSON/CORP TO SERVED
BERWICK SEWER AUTHORITY
344 MARKET ST.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Kelly

RELATIONSHIP clerk IDENTIFICATION _____

DATE 10-10-02 TIME 1130 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) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

TC

DATE

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/8/2002

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 125ED2002

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

DEFENDANT BRIAN E. FOWLER, SR.
KAREN S. FOWLER

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

SERVED UPON Leslie Levan

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10-13-02 TIME 1050 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) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY KL DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/8/2002

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 125ED2002

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

DEFENDANT BRIAN E. FOWLER, SR.
KAREN S. FOWLER

PERSON/CORP TO SERVED
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Dennis Long

RELATIONSHIP Director IDENTIFICATION _____

DATE 10-16-02 TIME 1440 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) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY TC DATE _____

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

125-02

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 10-8-02
DOCKET AND INDEX 10-15-02
SET FILE FOLDER UP 10-15-02
CHECK FOR PROPER INFO
WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LAST KNOWN ADDRESS ✓
NON-MILITARY AFFIDAVIT _____
NOTICES OF SHERIFF'S SALE 6
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LEINS LIST ✓
CHECK FOR \$1200.00 CK 57305

* 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 Sep. 8, 2003 at 0930
POST ALL DATES ON CALANDER Post 12-4 Adv. 12-18, 25 Sep. 1, 03
* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT
* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. TILL SALE 3 TIMES
* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE _____
* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)
* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO.'s ON EXECUTION PAPERS _____
TYPE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES _____)

SERVICE

TYPE CARDS FOR DEFENDANTS _____
PUT PAPERS TOGETHER FOR DEFENDANTS _____

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

PUT TOGETHER PAPERS FOR LEIN HOLDERS _____
* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT _____
* DOCKET ALL DATES

SHERIFF'S SALE

WEDNESDAY JANUARY 8, 2003 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 125 OF 2002 ED AND CIVIL WRIT NO. 1204 OF 2000 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece and parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a corner on LaSalle Street; thence north 40 feet along Lot No.37; thence east 140 feet to an alley; thence south along said alley, 40 feet to Lot No.35; thence west to LaSalle Street, 140 feet to the place of BEGINNING. BEING Lot No.36 in Freas Fowler's Addition to West Berwick.

HAVING THEREON ERECTED A dwelling house known as 306 LaSalle Street, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Dennis M. Shaffer and Shawn M. Shaffer by their Deed dated July 27, 1995 and recorded in Columbia County Deed Book Volume 602, page 130, granted and conveyed unto Brian E. Fowler, Sr. and Karen S. Fowler.

Parcel 04C-04-208

TERMS OF SALE

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

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

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

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

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

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

10/4/02

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. 2000-CV-1204
	:	<i>2003-ED-125</i>
BRIAN E. FOWLER, SR. AND	:	CIVIL ACTION - LAW -
KAREN S. FOWLER	:	IN MORTGAGE FORECLOSURE
Defendants	:	

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

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

306 LASALLE STREET, BERWICK, PA 18603

Principal	\$36,020.14
Interest	\$ 9,172.80
(Per diem of \$7.35	
from 7/1/99 to 12/1/02)	
Accumulated late charges	\$ 376.09
Late charges	\$ 540.79
(\$13.19 per month to 12/02)	
Escrow Deficit	\$ 1,159.99
Property Inspection	\$ 61.00
5% Attorney's Commission	\$ 1,801.00
TOTAL	\$49,131.81**

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

Dated: 10/8/02

(SEAL)

Tami B. Kline
PROTHONOTARY

by *Gilbert A. Ganan*
DEPUTY

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

BEGINNING at a corner on LaSalle Street; thence north 40 feet along Lot No. 37; thence east 140 feet to an alley; thence south along said alley, 40 feet to Lot No. 35; thence west to LaSalle Street, 140 feet to the place of BEGINNING. BEING Lot No. 36 in Freas Fowler's Addition to West Berwick.

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BEING THE SAME PREMISES WHICH Dennis M. Shaffer and Shawn M. Shaffer by their Deed dated July 27, 1995 and recorded in Columbia County Deed Book Volume 602, page 130, granted and conveyed unto Brian E. Fowler, Sr. and Karen S. Fowler.

Parcel # 04.C-04-208

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

vs.

BRIAN E. FOWLER, SR. AND
KAREN S. FOWLER
Defendants

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
:
:
: NO. 2000-CV-1204
: *2002-ED-125*
: 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:

306 LASALLE STREET, BERWICK, PA 18603

Principal	\$36,020.14
Interest	\$ 9,172.80
(Per diem of \$7.35 from 7/1/99 to 12/1/02)	
Accumulated late charges	\$ 376.09
Late charges	\$ 540.79
(\$13.19 per month to 12/02)	
Escrow Deficit	\$ 1,159.99
Property Inspection	\$ 61.00
5% Attorney's Commission	\$ 1,801.00
TOTAL	\$49,131.81**

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

Dated: 10/08/2002

(SEAL)

Tami B. Kline
PROTHONOTARY

by Elizabeth A. Barron
DEPUTY

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

BEGINNING at a corner on LaSalle Street; thence north 40 feet along Lot No. 37; thence east 140 feet to an alley; thence south along said alley, 40 feet to Lot No. 35; thence west to LaSalle Street, 140 feet to the place of BEGINNING. BEING Lot No. 36 in Freas Fowler's Addition to West Berwick.

HAVING THEREON ERECTED A dwelling house known as 306 LaSalle Street, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Dennis M. Shaffer and Shawn M. Shaffer by their Deed dated July 27, 1995 and recorded in Columbia County Deed Book Volume 602, page 130, granted and conveyed unto Brian E. Fowler, Sr. and Karen S. Fowler.

Parcel # 04.C-04-208

FIRST UNION NATIONAL BANK,	:	IN THE COURT OF COMMON PLEAS
TRUSTEE FOR PENNSYLVANIA	:	COLUMBIA COUNTY, PENNSYLVANIA
HOUSING FINANCE AGENCY	:	
Plaintiff	:	
	:	
vs.	:	NO. 2000-CV-1204
	:	<i>2002 ED 125</i>
BRIAN E. FOWLER, SR. AND	:	CIVIL ACTION - LAW -
KAREN S. FOWLER	:	IN MORTGAGE FORECLOSURE
Defendants	:	

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

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

306 LASALLE STREET, BERWICK, PA 18603

Principal	\$36,020.14
Interest	\$ 9,172.80
(Per diem of \$7.35	
from 7/1/99 to 12/1/02)	
Accumulated late charges	\$ 376.09
Late charges	\$ 540.79
(\$13.19 per month to 12/02)	
Escrow Deficit	\$ 1,159.99
Property Inspection	\$ 61.00
5% Attorney's Commission	\$ 1,801.00
TOTAL	\$49,131.81**

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

Dated: 10/08/02

(SEAL)

Tim B. Kline
PROTHONOTARY

by *Elizabeth A. Burren*
DEPUTY

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

BEGINNING at a corner on LaSalle Street; thence north 40 feet along Lot No. 37; thence east 140 feet to an alley; thence south along said alley, 40 feet to Lot No. 35; thence west to LaSalle Street, 140 feet to the place of BEGINNING. BEING Lot No. 36 in Freas Fowler's Addition to West Berwick.

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Parcel # 04.C-04-208

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TRUSTEE FOR PENNSYLVANIA	:	COLUMBIA COUNTY, PENNSYLVANIA
HOUSING FINANCE AGENCY	:	
Plaintiff	:	
	:	
vs.	:	NO. 2000-CV-1204
	:	<i>2002-ED-125</i>
BRIAN E. FOWLER, SR. AND	:	CIVIL ACTION - LAW -
KAREN S. FOWLER	:	IN MORTGAGE FORECLOSURE
Defendants	:	

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(MORTGAGE FORECLOSURE)
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Property Inspection	\$ 61.00
5% Attorney's Commission	\$ 1,801.00
TOTAL	\$49,131.81**

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

Dated: 10/18/2002

(SEAL)

Terri B. Kline
PROTHONOTARY

by *Elizabeth A. Burren*
DEPUTY

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FIRST UNION NATIONAL BANK, : IN THE COURT OF COMMON PLEAS
TRUSTEE FOR PENNSYLVANIA : COLUMBIA COUNTY, PENNSYLVANIA
HOUSING FINANCE AGENCY :
Plaintiff :
vs. : NO. 2000-CV-1204
BRIAN E. FOWLER, SR. AND : *2002-ED-125*
KAREN S. FOWLER : CIVIL ACTION - LAW -
Defendants : 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: *January 8, 2003*

TIME: *9:30 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:

306 LASALLE 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:

2000-CV-1204

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

BRIAN E. FOWLER, SR. AND KAREN S. FOWLER

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

A copy of the Writ of Execution is attached hereto.

SHERIFF

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

BEGINNING at a corner on LaSalle Street; thence north 40 feet along Lot No. 37; thence east 140 feet to an alley; thence south along said alley, 40 feet to Lot No. 35; thence west to LaSalle Street, 140 feet to the place of BEGINNING. BEING Lot No. 36 in Freas Fowler's Addition to West Berwick.

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Parcel # 04.C-04-208

FIRST UNION NATIONAL BANK, : IN THE COURT OF COMMON PLEAS
TRUSTEE FOR PENNSYLVANIA : COLUMBIA COUNTY, PENNSYLVANIA
HOUSING FINANCE AGENCY :
Plaintiff :
vs. : NO. 2000-CV-1204
BRIAN E. FOWLER, SR. AND : *2002-ED-125*
KAREN S. FOWLER : CIVIL ACTION - LAW -
Defendants : 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 **306 Lasalle Street, Berwick, PA 18603:**

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

Brian E. Fowler, Sr.
306 Lasalle Street
Berwick, PA 18603

Karen S. Fowler
306 Lasalle 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:

Robert Spielman, Esquire
14 Spruce Avenue
Plains, PA 18705-2214

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

PLAINTIFF HEREIN
(AND ANY OTHERS AS NOTED BELOW):

Associates Consumer Discount Company
7 Baldwin Boulevard
Shamokin Dam, PA 17876

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

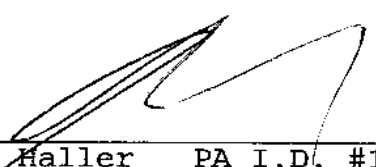
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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: October 4, 2002

FIRST UNION NATIONAL BANK,	:	IN THE COURT OF COMMON PLEAS
TRUSTEE FOR PENNSYLVANIA	:	COLUMBIA COUNTY, PENNSYLVANIA
HOUSING FINANCE AGENCY	:	
Plaintiff	:	
	:	
vs.	:	NO. 2000-CV-1204
	:	
BRIAN E. FOWLER, SR. AND	:	CIVIL ACTION - LAW -
KAREN S. FOWLER	:	IN MORTGAGE FORECLOSURE
Defendants	:	

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UNKNOWN

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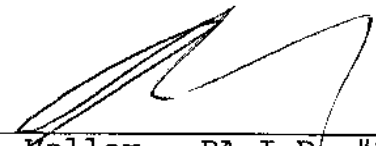
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

TENANTS IF ANY ...

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

DATE: October 4, 2002

TO THE SHERIFF OF COLUMBIA COUNTY:

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

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

vs.

Defendants: **BRIAN E. FOWLER, SR. AND KAREN S. FOWLER**

Filed to **No. 2000-CV-1204**

INSTRUCTIONS

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

306 LASALLE STREET, BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

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

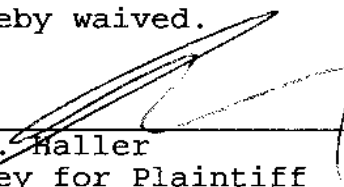
BRIAN E. FOWLER, SR.: 306 LASALLE STREET, BERWICK, PA 18603

KAREN S. FOWLER: 306 LASALLE 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, October 4, 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 P. Haller
Attorney for Plaintiff
PA I.D. #15700

TO THE SHERIFF OF COLUMBIA COUNTY:

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

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

vs.

Defendants: **BRIAN E. FOWLER, SR. AND KAREN S. FOWLER**

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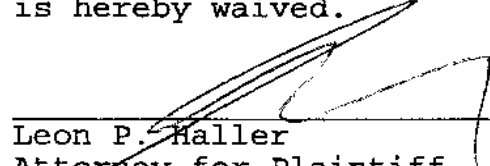
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NOW, October 4, 2002 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



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

TO THE SHERIFF OF COLUMBIA COUNTY:

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

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

vs.

Defendants: **BRIAN E. FOWLER, SR. AND KAREN S. FOWLER**

Filed to No. 2000-CV-1204

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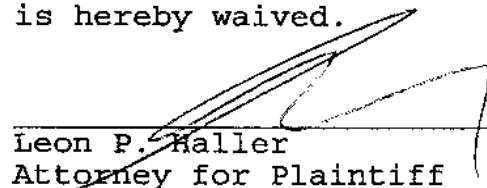
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NOW, October 4, 2002 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



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

TO THE SHERIFF OF COLUMBIA COUNTY:

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

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

vs.

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Filed to No. 2000-CV-1204

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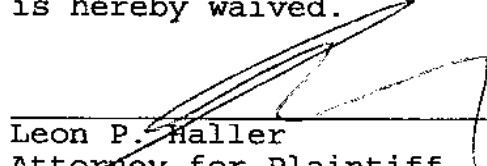
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Leon P. Haller
Attorney for Plaintiff
PA I.D. #15700

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Parcel # 04.C-04-208

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Parcel # 04.C-04-208

TO THE SHERIFF OF COLUMBLA COUNTY:

ORDER FOR SERVICE

DATE: October 4, 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 AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY**

vs.

BRIAN S. FOWLER, SR. AND KAREN S. FOWLER

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

SERVICE TO BE MADE ON DEFENDANT: BRIAN S. FOWLER, SR.

**ADDRESS FOR "PERSONAL SERVICE": 306 LASALLE STREET, BERWICK, PA
18603**

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

TO THE SHERIFF OF COLUMBIA COUNTY:

ORDER FOR SERVICE

DATE: October 4, 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 AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY**

vs.

BRIAN S. FOWLER, SR. AND KAREN S. FOWLER

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

SERVICE TO BE MADE ON DEFENDANT: KAREN S. FOWLER

**ADDRESS FOR "PERSONAL SERVICE": 306 LASALLE STREET, BERWICK, PA
18603**

**Requested by
Leon P. Haller, Esquire
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. 2000-CV-1204
	:	
BRIAN E. FOWLER, SR. AND	:	CIVIL ACTION - LAW -
KAREN S. FOWLER	:	IN MORTGAGE FORECLOSURE
Defendants	:	

BANKRUPTCY ORDER

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF PENNSYLVANIA

IN RE: FOWLER, BRIAN E, SR

FOWLER, KAREN S

Debtor(s)

:
:
: CASE NO. 01-02257-JJT
:
: CHAPTER 13
:
:
:

NOTICE TO CREDITORS AND OTHER PARTIES IN INTEREST

Notice is hereby given that the Court has entered an Order dated August 29, 2002 DISMISSING the above-captioned case due to:

The Debtor(s) in the above-referenced case defaulted on a Stipulation entered into with the Chapter 13 Trustee. Debtors are found to be in arrears.

DATE: August 29, 2002

Clerk, U.S. Bankruptcy Court
Room 274
197 South Main Street
Wilkes-Barre, PA 18701

VAN-87

0909677-95

PURCELL, KRUG & HALLER

1719 NORTH FRONT STREET
HARRISBURG, PA 17102

COMMERCE BANK
60-184-313

CHECK NO. CHECK DATE

057305 09/17/2002

CHECK AMOUNT

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

*****1,200.00

PAY
TO THE
ORDER
OF

SHERIFF OF COLUMBIA COUNTY

VOID AFTER 90 DAYS

⑈057305⑈ ⑆031301846⑆ 51 320931 2⑈

57305