

SHERIFF'S SALE COST SHEET

Washington Mutual Bank vs. Harold Stoin
 NO. 4182 ED NO. 1271-01 JD DATE/TIME OF SALE expired

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</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>6.00</u>
NOTARY	\$ <u>8.50</u>
TOTAL ***** \$ <u>330.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>528.68</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>753.68</u>	

PROTHONOTARY (NOTARY)	\$ 10.00
RECORDER OF DEEDS	\$ _____
TOTAL ***** \$ <u>-0-</u>	

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>10.00</u>	
TOTAL ***** \$ <u>10.00</u>		

MUNICIPAL FEES DUE:		
SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL ***** \$ <u>-0-</u>		

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID)

\$ 1223.68

23.68 owed

94213

SPEAR AND HOFFMAN, P.A.

OPERATING ACCOUNT

1020 N. KINGS HIGHWAY, SUITE 210

CERRY HILL, NJ 08034

856-755-1560

FIRST UNION NATIONAL BANK

56-2-212

6/9/2003

\$ **23.68

PAY TO THE ORDER OF Sheriff of Columbia County

Twenty-Three and 68/100*****

DOLLARS

Sheriff of Columbia County
Columbia County Courthouse
PO Box 380

35 West Main St.
Bloomsburg, PA 17815

MEMO WMS-P-416/STEIN/BAL DUE SHRF OFF

SPEAR AND HOFFMAN, P.A.

⑈00094213⑈ ⑈021200025⑈2000111837267⑈

Security Features Included.

Details on back.

Phone: 570-389-5622
Fax: 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Bonnie Dahl, Esq.

From: Chief Deputy T. Chamberlain

Fax:

Date: June 4, 2003

Phone:

Pages: 2

Re: Harold Stein Foreclosure

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments: On March 12, 2003 your office requested this sale be stayed. The advertising cost and sheriff's cost totaled \$1,223.68 minus your deposit of \$1,200.00 a balance of \$23.68 is still owed. Please send this balance so we can pay our advertising cost associated with this foreclosure.

SHERIFF'S SALE COST SHEET

Washington Mutual Bank vs. Harold Stein
 NO. 44502 ED NO. 1271-01 JD DATE/TIME OF SALE 3-12-03/1100

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</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>6.00</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>415.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>528.68</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>753.68</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>351.32</u> → til Apr 30
SCHOOL DIST. 20	\$ <u>-0-</u>
DELINQUENT 20	\$ <u>10.00</u>
TOTAL ***** \$ <u>361.32</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>616.04</u>
WATER 20	\$ <u> </u>
TOTAL ***** \$ <u>616.04</u>	

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2327.54

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Washington Mutual Bank vs Harold Stein

NO. 44-02 ED NO. 1271-01 JD

DATE/TIME OF SALE: Nov 12, 2003 at 1100

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S SALE COST SHEET

Washington Mutual Bank vs. Harold Stein
 NO. 44-02 ED NO. 1271-01 JD DATE/TIME OF SALE 6-26-02 at 1100

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</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>6.00</u>
NOTARY	\$ <u>8.00</u>
TOTAL *****	\$ <u>415.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>528.68</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>753.68</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>12.1</u>
SCHOOL DIST. 20	\$ <u>2.1</u>
DELINQUENT 20	\$ <u>10.00</u>
TOTAL *****	\$ <u>24.20</u>

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>380.04</u>
WATER 20	\$ <u>0.00</u>
TOTAL *****	\$ <u>380.04</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ _____

TOTAL COSTS (OPENING BID) \$ 1740.22

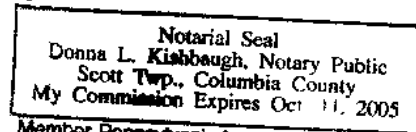
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of its establishment: that hereto attached is a copy of the notice or advertisement in the May 29; June 5, 12, 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 12th day of June 2002

Donna L. Kishbaugh
(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.

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.

WASHINGTON MUTUAL BANK

VS.

HAROLD STEIN

WRIT OF EXECUTION #44 OF 2002 ED

POSTING OF PROPERTY

MAY 14, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF HAROLD STEIN AT 426 E. 5TH ST. BERWICK COLUMBIA
COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF ANTHONY MALDONADO.

SO ANSWERS:

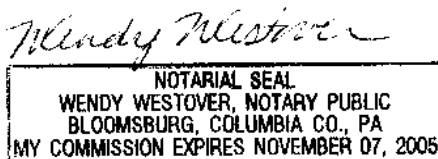


DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 15TH DAY OF MAY 2002



RETURN ADDRESS completed on the reverse side?

5. Received By: (Print Name)
SMK

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

4a. Article Number
70011940000139919956

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

7. Date of Delivery
APR 29 2002

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

Thank you for using Return Receipt Service.

RETURN ADDRESS completed on the reverse side?

5. Received By: (Print Name)
Guaranty Insurance Corp.
270 East Kelbaum Ave.
Milwaukee, IL 53202

3. Article Addressed to:

4a. Article Number
70011940000139919987

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

7. Date of Delivery
4/21/02

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

SENDER:

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

3. Article Addressed to:
OFFICE OF F.A.I.R.
DEPT. OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

5. Received By: (Print Name)
D. S. H.

6. Signature: (Addressee or Agent)
X

PS Form 3811, December 1994

I also wish to receive the following services (for an extra fee): 43-02

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

4a. Article Number
70011940000026252494

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

7. Date of Delivery
APR 29 2002

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

SENDER:

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

3. Article Addressed to:
SMALL BUSINESS ADMINISTRATION
NORTH WILKES-BARRE BLVD
WILKES-BARRE, PA 18702-5241

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
X

PS Form 3811, December 1994

I also wish to receive the following services (for an extra fee): 44-02

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

4a. Article Number
70011940000026252500

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

7. Date of Delivery
APR 25 2002

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

SENDER:

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

3. Article Addressed to:
Commonwealth of PA
PO Box 8016
Harrisburg, PA 17105

5. Received By: (Print Name)
D. S. H.

6. Signature: (Addressee or Agent)
X

PS Form 3811, December 1994

I also wish to receive the following services (for an extra fee): 43-02

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

4a. Article Number
70011940000026252449

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

7. Date of Delivery
APR 29 2002

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

Salem St.

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/18/2002

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 44ED2002

PLAINTIFF WASHINGTON MUTUAL BANK, FA

DEFENDANT HAROLD B. STEIN

PERSON/CORP TO SERVED
CONNIE GINGER - TAX COLLECTOR
1615 LINCOLN AVE <i>Street</i>
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON *Connie Ginger*

RELATIONSHIP *Tax Collector* IDENTIFICATION _____

DATE *04/29/02* TIME *1350* 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

Millard

04/29/02

1722 Franklin

752-2089

July 10/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/18/2002

SERVICE# 8 - OF - 13 SERVICES
DOCKET # 44ED2002

PLAINTIFF WASHINGTON MUTUAL BANK, FA

DEFENDANT HAROLD B. STEIN

PERSON/CORP TO SERVED
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Cestic LeVan

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04/29/02 TIME 0925 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

Miller

DATE 04/29/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/18/2002

SERVICE# 11 - OF - 13 SERVICES
DOCKET # 44ED2002

PLAINTIFF WASHINGTON MUTUAL BANK, FA

DEFENDANT HAROLD B. STEIN

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Lois E. Stein

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 4-26-02 TIME 1450 MILEAGE 4 - 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 A. McRobert DATE 4-26-02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/18/2002

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 44ED2002

PLAINTIFF WASHINGTON MUTUAL BANK, FA

DEFENDANT HAROLD B. STEIN

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Colonia Bobersky

RELATIONSHIP Sewer Authority IDENTIFICATION _____

DATE 04/29/02 TIME 1319 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

M. H. H. H.

DATE

04/29/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 4/18/2002

SERVICE# 3 - OF - 13 SERVICES
 DOCKET # 44ED2002

PLAINTIFF WASHINGTON MUTUAL BANK, FA

DEFENDANT HAROLD B. STEIN

PERSON/CORP TO SERVED
COMMERCIAL CREDIT CORPORATION
326 EAST ST.
BLOOMSBURG

PAPERS TO SERVED
 WRIT OF EXECUTION - MORTGAGE
 FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____

IDENTIFICATION _____

*Not Found @
 address listed*

AGE _____ OTHER _____

Eyes _____ Hair _____ Age _____ Military _____

PLACE AT POA _____ POB _____ POE _____ CCSO _____

MEMBER: 18+ YEARS OF AGE AT POA

MANAGING AGENT

AGENT

PLACE OF ATTEMPTED SERVICE

Y) _____

ATTEND TO
 DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

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

Wednesday, April 24, 2002

COMMERCIAL CREDIT CORPORATION
326 EAST ST.
BLOOMSBURG, PA 17815-

WASHINGTON MUTUAL BANK, FA
VS
HAROLD B. STEIN

DOCKET # 44ED2002

JD # 1271JD2001

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

SPEAR & HOFFMAN, P.A.
BY: THOMAS J. HORNBECK, ESQUIRE
ATTORNEY I.D. NO. 80057
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK, FA
PLAINTIFF,

vs.

HAROLD B. STEIN
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

2002-ED-44

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: HAROLD B. STEIN
426 EAST FIFTH STREET
BERWICK, PA 18603

Your house (real estate) at:

426 EAST FIFTH STREET
BERWICK, PA 18603

is scheduled to be sold at Sheriff's Sale on June 19, 2002 at:

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

at 11:00 a.m./~~p.m.~~ to enforce the court judgment of \$66,223.61 obtained by
WASHINGTON MUTUAL BANK, FA against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to WASHINGTON MUTUAL BANK, FA the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: (856) 755-1560.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU MAY HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (570) 389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (570) 389-5622.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than _____. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

COURT ADMINISTRATOR
COLUMBIA COUNTY COURTHOUSE
BLOOMSBURG, PA 17815
(717) 389-5667

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Spear & Hoffman, P.A.
BY: BONNIE L. DAHL, ESQUIRE
Attorney I.D. No. 79294
1020 North Kings Highway, Suite 210
Cherry Hill, NJ, 08034
(856) 755-1560
Attorney for Plaintiff

WASHINGTON MUTUAL BANK, FA
9451 CORBIN AVENUE
NORTHRIDGE, CA 91328

PLAINTIFF,

vs.

HAROLD B. STEIN
426 EAST FIFTH STREET
BERWICK, PA 18603
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

ORDER

AND NOW, this day of , 2002, it is

hereby ORDERED AND DECREED that in order to complete service of Notice of Sale, Sheriff's Sale on premises 426 EAST FIFTH STREET, BERWICK, PA 18603 is postponed by Order of the Court to the regularly scheduled Sheriff's Sale to be held on March 12, 2003. It is further ORDERED AND DECREED that an announcement on this postponement is to be given at the time and place now fixed for Sheriff's Sale, with no new notice required to parties already having been given notice.

BY THE COURT:

J.

Spear & Hoffman, P.A.
BY: BONNIE L. DAHL, ESQUIRE
Attorney I.D. No. 79294
1020 North Kings Highway, Suite 210
Cherry Hill, NJ, 08034
(856) 755-1560
Attorney for Plaintiff

WASHINGTON MUTUAL BANK, FA
9451 CORBIN AVENUE
NORTHRIDGE, CA 91328
PLAINTIFF,

vs.

HAROLD B. STEIN
426 EAST FIFTH STREET
BERWICK, PA 18603
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

PETITION TO POSTPONE SHERIFF'S SALE

1. A Complaint in Mortgage Foreclosure was filed by Plaintiff against Defendant on December 3, 2001. The Default Judgment was entered April 17, 2002.
2. Subsequent thereto, Judgment was entered and notices of Sheriff sale prepared in accordance with Pennsylvania Rule of Civil Procedure 3129.
3. Due to incomplete personal service of the Notice of Sheriff's Sale upon Defendant, Plaintiff is unable to proceed with the January 8, 2003 sale at this time.
4. Petitioner would be forced to expend considerable sums to reset the Sale, and such action would, in addition, place further burden upon the Court system.

WHEREFORE, Petitioner respectfully requests your Honorable Court to enter an Order postponing the Sheriff's Sale.

Respectfully submitted,

BY:


BONNIE L. DAHL, ESQUIRE

VERIFICATION

I, Bonnie Dahl, Attorney for Plaintiff, WASHINGTON MUTUAL BANK, FA, having express authorization to enter into this Verification verifies the foregoing Petition to Postpone Sheriff's Sale and avers the statements of fact contained therein as made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities, and that same are true upon the signer's personal knowledge, information and behalf

BY:



BONNIE L. DAHL, ESQUIRE

SPEAR & HOFFMAN, P.A.
BY: BONNIE DAHL, ESQUIRE
ATTORNEY I.D. NO. 79294
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, NEW JERSEY 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK, FA
PLAINTIFF,

vs.

HAROLD B. STEIN
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

CERTIFICATION OF SERVICE


I hereby certify that on the 27 day of December, 2002 I have served a true and correct copy of the Petition to Postpone Sheriff's Sale on all parties named herein at their last known address or upon their attorney of record by first class U.S. mail, postage prepaid to the addresses listed below.

HAROLD B. STEIN
426 EAST FIFTH STREET
BERWICK, PA 18603

OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
35 N. Main Street
BLOOMSBURG, PA 17815

SPEAR & HOFFMAN, P.A.

BY:


BONNIE DAHL, Esquire
Attorney for Plaintiff

Spear & Hoffman, P.A.
BY: BONNIE L. DAHL, ESQUIRE
Attorney I.D. No. 79294
1020 North Kings Highway, Suite 210
Cherry Hill, NJ, 08034
(856) 755-1560
Attorney for Plaintiff

WASHINGTON MUTUAL BANK, FA
9451 CORBIN AVENUE
NORTHRIDGE, CA 91328
PLAINTIFF,

vs.

HAROLD B. STEIN
426 EAST FIFTH STREET
BERWICK, PA 18603
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

ORDER

AND NOW, this 31st day of December, 2002, it is

hereby ORDERED AND DECREED that in order to complete service of Notice of Sale, Sheriff's Sale on premises 426 EAST FIFTH STREET, BERWICK, PA 18603 is postponed by Order of the Court to the regularly scheduled Sheriff's Sale to be held on March 12, 2003. It is further ORDERED AND DECREED that an announcement on this postponement is to be given at the time and place now fixed for Sheriff's Sale, with no new notice required to parties already having been given notice.

BY THE COURT:

151 Thomas A. James Jr.

Spear & Hoffman, P.A.
BY: BONNIE L. DAHL, ESQUIRE
Attorney I.D. No. 79294
1020 North Kings Highway, Suite 210
Cherry Hill, NJ, 08034
(856) 755-1560
Attorney for Plaintiff

WASHINGTON MUTUAL BANK, FA
9451 CORBIN AVENUE
NORTHRIDGE, CA 91328
PLAINTIFF,

vs.

HAROLD B. STEIN
426 EAST FIFTH STREET
BERWICK, PA 18603
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2002 DEC 31 A 9:16

FILED
NOTHONOTARY

PETITION TO POSTPONE SHERIFF'S SALE

1. A Complaint in Mortgage Foreclosure was filed by Plaintiff against Defendant on December 3, 2001. The Default Judgment was entered April 17, 2002.
2. Subsequent thereto, Judgment was entered and notices of Sheriff sale prepared in accordance with Pennsylvania Rule of Civil Procedure 3129.
3. Due to incomplete personal service of the Notice of Sheriff's Sale upon Defendant, Plaintiff is unable to proceed with the January 8, 2003 sale at this time.
4. Petitioner would be forced to expend considerable sums to reset the Sale, and such action would, in addition, place further burden upon the Court system.

WHEREFORE, Petitioner respectfully requests your Honorable Court to enter an Order postponing the Sheriff's Sale.

Respectfully submitted,

BY:


BONNIE L. DAHL, ESQUIRE

VERIFICATION

I, Bonnie Dahl, Attorney for Plaintiff, WASHINGTON MUTUAL BANK, FA, having express authorization to enter into this Verification verifies the foregoing Petition to Postpone Sheriff's Sale and avers the statements of fact contained therein as made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities, and that same are true upon the signer's personal knowledge, information and behalf

BY: 
BONNIE L. DAHL, ESQUIRE

SPEAR & HOFFMAN, P.A.
BY: BONNIE DAHL, ESQUIRE
ATTORNEY I.D. NO. 79294
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, NEW JERSEY 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK, FA
PLAINTIFF,

vs.

HAROLD B. STEIN
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

CERTIFICATION OF SERVICE

I hereby certify that on the 27 day of December, 20 02 I have served a true and correct copy of the Petition to Postpone Sheriff's Sale on all parties named herein at their last known address or upon their attorney of record by first class U.S. mail, postage prepaid to the addresses listed below.

HAROLD B. STEIN
426 EAST FIFTH STREET
BERWICK, PA 18603

OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
35 N. Main Street
BLOOMSBURG, PA 17815

SPEAR & HOFFMAN, P.A.

BY:


BONNIE DAHL, Esquire
Attorney for Plaintiff

Spear & Hoffman, P.A.
BY: BONNIE L. DAHL, ESQUIRE
Attorney I.D. No. 79294
1020 North Kings Highway, Suite 210
Cherry Hill, NJ, 08034
(856) 755-1560
Attorney for Plaintiff

WASHINGTON MUTUAL BANK, PA
9451 CORBIN AVENUE
NORTHRIDGE, CA 91328
PLAINTIFF,

vs.

HAROLD B. STEIN
426 EAST FIFTH STREET
BERWICK, PA 18603
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

ORDER

AND NOW, this 30th day of October, 2002, it is

hereby ORDERED AND DECREED that in order to complete service of Notice of Sale, Sheriff's Sale on premises 426 EAST FIFTH STREET, BERWICK, PA 18603 is postponed by Order of the Court to the regularly scheduled Sheriff's Sale to be held on the sale date deemed by the Sheriff's Office. It is further ORDERED AND DECREED that an announcement on this postponement is to be given at the time and place now fixed for Sheriff's Sale, with no new notice required to parties already having been given notice.

BY THE COURT:

1st Honorable Judge

Spear & Hoffman, P.A.
BY: BONNIE L. DAHL, ESQUIRE
Attorney I.D. No. 79294
1020 North Kings Highway, Suite 210
Cherry Hill, NJ, 08034
(856) 755-1560
Attorney for Plaintiff

WASHINGTON MUTUAL BANK, FA
9451 CORBIN AVENUE
NORTHRIDGE, CA 91328
PLAINTIFF,

vs.

HAROLD B. STEIN
426 EAST FIFTH STREET
BERWICK, PA 18603
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

PETITION TO POSTPONE SHERIFF'S SALE

1. A Complaint in Mortgage Foreclosure was filed by Plaintiff against Defendant on December 3, 2001. The Default Judgment was entered April 17, 2002.
2. Subsequent thereto, Judgment was entered and notices of Sheriff sale prepared in accordance with Pennsylvania Rule of Civil Procedure 3129.
3. Due to incomplete service of the Notice of Sheriff's Sale upon the Defendant, Plaintiff is unable to proceed with the October 30, 2002 sale at this time.
4. Petitioner would be forced to expend considerable sums to reset the Sale, and such action would, in addition, place further burden upon the Court system.

WHEREFORE, Petitioner respectfully requests your Honorable Court to enter an Order postponing the Sheriff's Sale.

Respectfully submitted,

BY:


BONNIE L. DAHL, ESQUIRE

BY:


MICHAEL GREGOROWICZ, ESQUIRE
LOCAL COUNSEL

2002 OCT 30 A 9 10
FILED
CLERK OF COURT

VERIFICATION

I, Bonnie Dahl, Attorney for Plaintiff, WASHINGTON MUTUAL BANK, FA, having express authorization to enter into this Verification verifies the foregoing petition to Postpone Sheriff's Sale and avers the statements of fact contained therein as made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities, and that same are true upon the signer's personal knowledge, information and belief

BY: 
BONNIE L. DAHL, ESQUIRE

SPEAR AND HOFFMAN, P.A.
Attorneys at Law
1020 NORTH KINGS HIGHWAY, SUITE 210
CHERRY HILL, NJ 08034
(856) 755-1560 FAX (856) 755-1570

September 6, 2002

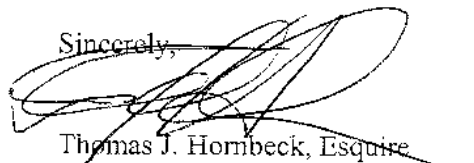
OFFICE OF THE PROTHONOTARY
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
35 WEST MAIN ST
BLOOMSBURG, PA 17815

Re: WASHINGTON MUTUAL BANK, FA
vs.
HAROLD B. STEIN
Docket: 2001-CV-1271
Sale Date: 10/30/2002

To Whom It May Concern:

Enclosed please find one original and one copy of the Certification of Notice to Lienholders.
Please file and docket the original, and return one time-stamped copy in the enclosed envelope provided.

Sincerely,



Thomas J. Hornbeck, Esquire
Attorney for Plaintiff

encls.

cc: Sheriff of COLUMBIA (w/encl.)
OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

Spear & Hoffman, P.A.
THOMAS J. HORNBECK, ESQUIRE
Attorney I.D. No. 80057
1020 N. Kings Highway, Suite 210
Cherry Hill, NJ. 08034
(856) 755-1560
Attorney for Plaintiff

WASHINGTON MUTUAL BANK, FA

COURT OF COMMON PLEAS
COLUMBIA COUNTY

vs.

DOCKET NO. 2001-CV-1271

HAROLD B. STEIN
Defendant

CERTIFICATION OF NOTICE TO LIENHOLDERS
PURSUANT TO PA R.C.P. 3129.2 (C) (2)

I, THOMAS J. HORNBECK, ESQUIRE, Attorney for Plaintiff, hereby certify that Notice of Sale was served on all persons appearing on Plaintiff's Affidavit pursuant to PA R.C.P. 3129.1, by United States mail, first class, postage prepaid, with Certificates of Mailing, the originals of which are attached as Exhibit "A".

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,
SPEAR & HOFFMAN, P.A.

BY: 

THOMAS J. HORNBECK, ESQUIRE

Exhibit "A"

Sender and Address
Spear and Hoffman
1020 N. Kings Highway, Suite 210
Cherry Hill, NJ 08034

Indicate type of mail:
☐ Registered
☐ Insured
☐ COD
☐ Certified
☐ Return Receipt for Merchandise
☐ Registered Mail
☐ Registered Mail with Post Insurance
☐ Without Post Insurance

Check appropriate block for:
☐ Registered Mail
☐ With Post Insurance
☐ Without Post Insurance

Attach stamp here if issued as certificate of mailing or for additional copies of this bill.
Postmark and Date of Receipt: 1.8.02

Name of Addressee, Street, and Post Office Address

Postage

Fee

Handling Charge

Act Value (if Regis.)

Insured Value

Due Sender if COD

R. R. Fee

S. O. Fee

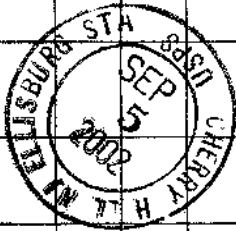
Rest Del Fee

Remarks

WAMU
STEIN

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE - LIEN
BUREAU OF COMPLIANCE
DEPT. 280946
HARRISBURG, PA 17128-0946
ATTENTION: SUE BLOUGH

TENANT(S)/OCCUPANT(S)
426 EAST FIFTH STREET
BERWICK, PA 18603



al Number of Pieces
ted by Sender

Total Number of Pieces
Received at Post Office

Postmaster, Per (Name of Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional postal insurance. See Domestic Mail Manual F900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.

Form 3877, February 1994

Form Must Be Completed by Typewriter, Ink, or Ball Point Pen

me and
Address
Sender
Spear and Hoffman
1020 N. Kings Highway, Suite 210
Cherry Hill, NJ 08034

Indicate type of mail
☐ Registered
☐ Insured
☐ COD
☐ Certified

☐ Return Receipt
for Merchandise
☐ Int'l Recorder Del.
☐ Express Mail

Check appropriate block for
Registered Mail:
☐ With Postal Insurance
☐ Without Postal Insurance

Affix stamp here if supply as
certificate of mailing or for
additional copies of this bill.
Postmark and Date of Receipt

Name of Addressee, Street, and Post Office Address

Postage

Fee

Handling
Charge

Act. Value
(If Regis.)

Insured
Value

Due Sender
If COD

R. R. S. D.
Fee Fee

Post. Del. Fee

Remarks

301 8005

US POSTAGE

WAMU
STEIN

WASHINGTON MUTUAL BANK, FA

9451 CORBIN AVENUE

NORTH RIDGE, CA 91328

BANK UNITED OF TEXAS FSB

100 WALNUT AVENUE

CLARK, NJ 07066

COMMERCIAL CREDIT CORPORATION

326 EAST STREET

BLOOMSBURG, PA 17815

GUARANTY INSURANCE CORPORATION

270 EAST KELBAUM AVENUE

MILWAUKEE, IL 53202

DOMESTIC RELATIONS

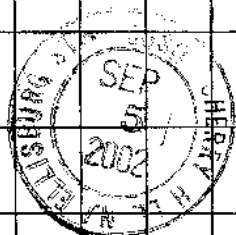
P.O. BOX 380

BLOOMSBURG, PA 17815

COLUMBIA COUNTY TAX CLAIM BUREAU

P.O. BOX 380

BLOOMSBURG, PA 17815



el Number of Pieces
ed By Sender

Total Number of Pieces
Received at Post Office

Postmaster, Per (Name of Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.

6

6

202

Form 3877, February 1994

Form Must Be Completed by Typewriter, Ink, or Ball Point Pen

Law Offices

Spear and Hoffman, P.A.

Irvine C. Spear (1922-1976)

June 26, 2002

OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

RE: WASHINGTON MUTUAL BANK, FA vs. HAROLD B. STEIN
Docket No. 2001-CV-1271
Sale Scheduled for June 26, 2002
Our File # WMS-P-416

Dear Sir or Madam:

Kindly continue the above-referenced sale until July 31, 2002.

Thank you for your cooperation and courtesy in this matter. If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,

SPEAR AND HOFFMAN, P.A.

SHARON WOODARD
Legal Assistant

/sw

Fax transmission only to (570) 784-0257

NJ/PA 1020 N. Kings Highway/Suite 210/Cherry Hill/N.J./08034/856-755-1560/Fax 856-755-1570

Law Offices

Spear and Hoffman, P.A.

Irvine C. Spear (1922-1976)

July 29, 2002

OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

RE: WASHINGTON MUTUAL BANK, FA vs. HAROLD B. STEIN
Docket No. 2001-CV-1271
Sale Scheduled for July 31, 2002
Our File # WMS-P-416

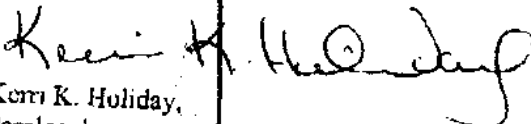
Dear Sir or Madam:

Kindly continue the above-referenced sale until October 30, 2002.

Thank you for your cooperation and courtesy in this matter. If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,

SPEAR AND HOFFMAN, P.A.


Kerri K. Holiday,
Paralegal

/khh

Fax transmission only to (570) 784-0257

NJ/PA 1020 N. Kings Highway/Suite 210/Cherry Hill/N.J./08034/856-755-1560/Fax 856-755-1570

Law Offices

Spear and Hoffman, P.A.

Irvine C. Spear (1922-1976)

June 19, 2002

OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

RE: WASHINGTON MUTUAL BANK, FA vs. HAROLD B. STEIN
Docket No. 2001-CV-1271
Sale Scheduled for 6/19/02

Our File # WMS-P-416

Dear Sir or Madam:

Kindly continue the above-referenced sale until 6/26/02.

Thank you for your cooperation and courtesy in this matter. If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,

SPEAR AND HOFFMAN, P.A.



Bonnie Dahl, Esquire

Fax transmission only to 1-570-784-0257

NJ/PA 1020 N. Kings Highway/Suite 210/Cherry Hill/N.J./08034/856-755-1560/Fax 856-755-1570

SPEAR & HOFFMAN, P.A.
BY: THOMAS J. HORNBECK, ESQUIRE
ATTORNEY I.D. NO. 80057
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

COPY

WASHINGTON MUTUAL BANK, FA
PLAINTIFF,

vs.

HAROLD B. STEIN
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

2002-ED 44

AFFIDAVIT PURSUANT TO RULE 3129.1

WASHINGTON MUTUAL BANK, FA, Plaintiff in the above action, by its attorney, THOMAS J. HORNBECK, ESQUIRE sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 426 EAST FIFTH STREET BERWICK, PA 18603:

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

HAROLD B. STEIN
426 EAST FIFTH STREET
BERWICK, PA 18603

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

HAROLD B. STEIN
426 EAST FIFTH STREET
BERWICK, PA 18603

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

NONE

4. Name and address of the party who has the record:

WASHINGTON
9451 COFFMAN
NORTH

BANK OF AMERICA
100 W. CLARK

COMMERCIAL CREDIT
326 EAST STREET
BLOOMSBURG, PA 17815

Age of record:

Next week
Some time

GUARANTY INSURANCE CORPORATION
270 EAST KELBAUM AVENUE
MILWAUKEE, IL 53202

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

NONE

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

DOMESTIC RELATIONS
P.O. BOX 380
BLOOMSBURG, PA 17815

COLUMBIA COUNTY TAX CLAIM BUREAU
P.O. BOX 380
BLOOMSBURG, PA 17815

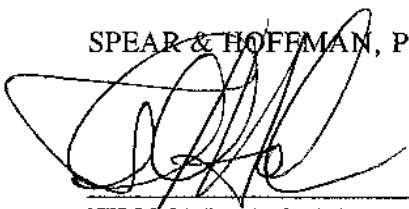
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE - LIEN
BUREAU OF COMPLIANCE
DEPT. 280946
HARRISBURG, PA 17128-0946
ATTENTION: SUE BLOUGH

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

TENANT(S)/OCCUPANT(S)
426 EAST FIFTH STREET
BERWICK, PA 18603

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. §4904 relating to unsworn falsification to authorities.

SPEAR & HOFFMAN, P.A.



THOMAS J. HORNBECK, ESQUIRE
Attorney for Plaintiff

Postmaster

Bernick
City, State, ZIP Code

Date

04/30/02

759-9956

Request for Change of Address or Boxholder
Information Needed for Service of Legal Process

Please furnish the new address or the name and street address (if a boxholder) for the following

Name

Harold Stern

Address

426 E 5th Street Bernick PA

NOTE: The name and last known address are required for change of address information. The name, if known, and post office box address are required for boxholder information.

The following information is provided in accordance with 39 CFR 265.6(d)(6)(ii). There is no fee for providing boxholder information. The fee for providing change of address information is waived in accordance with 39 CFR 265.6(d)(1) and (2) and corresponding Administrative Support Manual 352.44a and b.

1. Capacity of requester (e.g., process server, attorney, party representing himself)

2. Statute or regulation that empowers me to serve process (not required when requester is an attorney or a party acting pro se - except a corporation acting pro se must cite statute)

3. The names of all known parties to the litigation

4. The court in which the case has been or will be heard

5. The docket or other identifying number if one has been issued

6. The capacity in which this individual is to be served (e.g., defendant or witness)

WARNING

THE SUBMISSION OF FALSE INFORMATION TO OBTAIN AND USE CHANGE OF ADDRESS INFORMATION OR BOXHOLDER INFORMATION FOR ANY PURPOSE OTHER THAN THE SERVICE OF LEGAL PROCESS IN CONNECTION WITH ACTUAL OR PROSPECTIVE LITIGATION COULD RESULT IN CRIMINAL PENALTIES INCLUDING A FINE OF UP TO \$10,000 OR IMPRISONMENT OR (2) TO AVOID PAYMENT OF THE FEE FOR CHANGE OF ADDRESS INFORMATION OF NOT MORE THAN 5 YEARS, OR BOTH (TITLE 18 U.S.C. SECTION 1001)

I certify that the above information is true and that the address information is needed and will be used solely for service of legal process in connection with actual or prospective litigation

Signature

Glenn A. Mulford

Address

P.O. Box 380

Bloomington PA 17815

Printed Name

City, State, ZIP Code

FOR POST OFFICE USE ONLY

No change of address order on file NEW ADDRESS or

BOXHOLDER'S

POSTMARK

Not known at address given

NAME AND STREET ADDRESS

Moved, left no forwarding address

No such address



1035 ARABEE ST
Bloomington PA 17815
Last Forwarding address
Maybe In Polk Ohio

HARRY A. ROADARMEL, JR.

SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 784-0257PHONE
(717) 389-362224 HOUR PHONE
(717) 784-4390

Wednesday, April 24, 2002

BERWICK SEWER AUTHORITY
344 MARKET ST.
BERWICK, PA 18603-WASHINGTON MUTUAL BANK, FA
VS
HAROLD B. STEIN

DOCKET # 44ED2002

JD # 1271JD2001

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

Balance thru June 2002 - \$ 300.04

0.00 - 1102.04

Tax Notice 2002 County & Municipality

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

FOR: COLUMBIA COUNTY

DATE
03/01/2002

BILL NO.
6012

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	24,569	4.846	116.68	119.06	130.97
SINKING		.845	20.34	20.76	22.84
LIGHT		1.05	25.28	25.80	27.09
FIRE		1.25	30.10	30.71	32.25
BORO RE		5.8	139.65	142.50	149.63
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT				332.05 April 30 If paid on or before	362.78 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

STEIN HAROLD B
426 EAST FIFTH STREET
BERWICK PA 18603

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 04A-08 -080-00,000
426 E 5TH ST L 7
.1894 Acres Land

Buildings 3,300
Total Assessment 21,269
24,569

This tax returned to
courthouse on:
January 1, 2003

FILE COPY

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

APR-24-02 01:47 PM CO COUNTY SHERIFF

15703895625

Washington Mutual Bank, FA

In Court of Common Pleas of
Columbia County PA.No. 44 of 2002 ED
No. 1271 of 2001 JD

Vs.

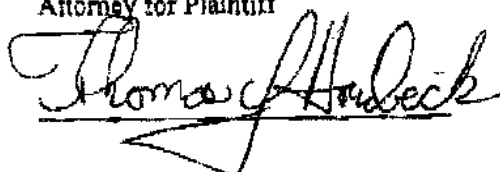
Civil Action—Law
Mortgage Foreclosure

Harold B. Stein

Waiver of Watchman

I, Attorney Thomas J. Hornbeck, do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

Attorney for Plaintiff

A handwritten signature in cursive script, reading "Thomas J. Hornbeck", written over a horizontal line.

Phone: 570-389-5622
Fax: 570-389-5625

**Columbia County
Sheriff's Office**

Fax

To: Thomas Hornbeck, Esq.

From: Chief Deputy Chamberlain

Fax:

Date: April 24, 2002

Phone:

Pages: 2

Re: Waiver of Watchman

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments: Please sign and return this waiver of watchman.

Thank You

Washington Mutual Bank, FA

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Columbia County PA.

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Vs.

Civil Action—Law
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Attorney for Plaintiff

SHERIFF'S SALE

WEDNESDAY JUNE 19, 2002 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 44 OF 2002 ED AND CIVIL WRIT NO. 1271 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE BOROUGH OF BERWICK, COLUMBIA COUNTY AND STATE OF PENNSYLVANIA, BOUNDED AN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF FIFTH STREET, EAST OF WALNUT STREET, AT THE NORTHWEST CORNER OF LOT NO.8; THENCE ALONG FIFTH STREET IN A WESTERLY DIRECTION 49-1/2 FEET TO A CORNER OF LOT NO.6; THENCE ALONG SAME IN A SOUTHERLY DIRECTION 165-1/2 FEET TO AN ALLEY; THENCE ALONG SAME IN AN EASTERLY DIRECTION 49-1/2 FEET TO A CORNER OF LOT NO.8; THENCE ALONG SAME IN A NORTHERLY DIRECTION 165-1/2 FEET TO FIFTH STREET, THE PLACE OF . BEGINNING. SAME BEING LOT NUMBER SEVEN IN OWEN'S ADDITION TO THE BOROUGH OF BERWICK. BEING THE SAME PREMISES WHICH FREDERICK R. LUTZ AND KATHRYN D. LUTZ, BY DEED DATED JANUARY 6, 1994 AND RECORDED JANUARY 9, 1995, IN THE RECORDER'S OFFICE IN AND FOR COLUMBIA, PENNSYLVANIA, IN DEED BOOK VOLUME 588 PAGE 0310, GRANTED AND CONVEYED UNTO HAROLD B. STEIN, THE MORTGAGOR HEREIN.

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
Thomas J. Hornbeck
1020 N. Kings Hwy, Suite 210
Cherry Hill, NJ 08034

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

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Plaintiff's Attorney
Thomas J. Hornbeck
1020 N. Kings Hwy, Suite 210
Cherry Hill, NJ 08034

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

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 784-0257

PHONE
(570) 389-562224 HOUR PHONE
(570) 784-6100

44-02

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT 4-18-02

DOCKET AND INDEX 4-24-02

SET FILE FOLDER UP 4-24-02

CHECK FOR PROPER INFO

WRIT OF EXECUTION ✓

COPY OF DESCRIPTION ✓

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT _____

NOTICES OF SHERIFF'S SALE 2

WATCHMAN RELEASE FORM faxed 4-24-02

AFFIDAVIT OF LEINS LIST ✓

CHECK FOR \$1200.00 CK 80234

* 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 June 19, 2002 1100

POST ALL DATES ON CALANDER Post 5-15 Adv 1494 29, June 5/2/02

* 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

SPEAR & HOFFMAN, P.A.
BY: THOMAS J. HORNBECK, ESQUIRE
ATTORNEY I.D. NO. 80057
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK, FA
PLAINTIFF,

vs.

HAROLD B. STEIN
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

2002-ETD-44

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: HAROLD B. STEIN
426 EAST FIFTH STREET
BERWICK, PA 18603

Your house (real estate) at:

426 EAST FIFTH STREET
BERWICK, PA 18603

is scheduled to be sold at Sheriff's Sale on June 19, 2002 at:

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

at 11:00 a.m./~~p.m.~~ to enforce the court judgment of \$66,223.61 obtained by
WASHINGTON MUTUAL BANK, FA against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to WASHINGTON MUTUAL BANK, FA the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: (856) 755-1560.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (570) 389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (570) 389-5622.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than _____. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

**COURT ADMINISTRATOR
COLUMBIA COUNTY COURTHOUSE
BLOOMSBURG, PA 17815
(717) 389-5667**

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

WRIT OF EXECUTION - MORTGAGE FORECLOSURE
P.R.C.P. 3180 TO 3183 AND RULE 3257

WASHINGTON MUTUAL BANK, FA

PLAINTIFF,

vs.

HAROLD B. STEIN

DEFENDANT(S)

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

2002-ED-44

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

COPY

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

Premises: 426 EAST FIFTH STREET
BERWICK, PA 18603

Amount Due	\$66,223.61
6% Interest from APRIL 13, 2002 Thru _____ (Date of Sale)	\$
Total	\$
Plus costs as endorsed	\$

Fanni B. Klein / EAB
Prothonotary, Common Pleas
Court of Columbia County

Dated: *4/18/2002*

(seal)

SPEAR & HOFFMAN, P.A.
Attorneys at Law
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
Tel: (856) 755-1560
Fax: (856) 755-1570

April 13, 2002

OFFICE OF THE SHERIFF OF COLUMBIA COUNTY
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815
ATTN: SHERIFF'S SALE DEPARTMENT

RE: WASHINGTON MUTUAL BANK, FA
v. HAROLD B. STEIN
Docket No. 2001-CV-1271
Our File No. WMS-P-416

Dear Sir/Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the _____ sale date. Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclosed:

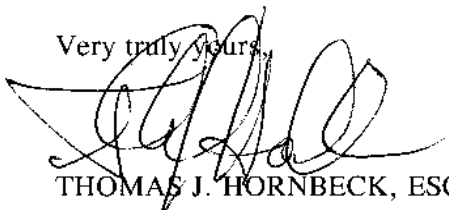
- ☒ Sale deposit in the amount of \$1,200.00;
- ☒ Property legal description;
- ☒ Affidavit pursuant to Rule 3129.1;
- ☒ Act 91 Affidavit;
- ☒ Notices of Sale for each Defendant;
- ☒ Certification as to the sale of property;
- ☒ Certificate to the sheriff;
- ☒ Request for service of the notice of sale;
- ☒ Request for posting, advertising, of the notice of sale;

Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lien holders prior to the sale and will file a Certification.

Thank you for your cooperation in this matter.

Very truly yours,



THOMAS J. HORNBECK, ESQUIRE

Enclosures

SPEAR & HOFFMAN, P.A.
BY: THOMAS J. HORNBECK, ESQUIRE
ATTORNEY I.D. NO. 80057
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK, FA
PLAINTIFF,

vs.

HAROLD B. STEIN
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

2002-ED-44

AFFIDAVIT PURSUANT TO RULE 3129.1

WASHINGTON MUTUAL BANK, FA, Plaintiff in the above action, by its attorney, THOMAS J. HORNBECK, ESQUIRE sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 426 EAST FIFTH STREET BERWICK, PA 18603:

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

HAROLD B. STEIN
426 EAST FIFTH STREET
BERWICK, PA 18603

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

HAROLD B. STEIN
426 EAST FIFTH STREET
BERWICK, PA 18603

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

NONE

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

WASHINGTON MUTUAL BANK, FA
9451 CORBIN AVENUE
NORTHRIDGE, CA 91328

BANK UNITED OF TEXAS FSB
100 WALNUT AVENUE
CLARK, NJ 07066

COMMERCIAL CREDIT CORPORATION
326 EAST STREET
BLOOMSBURG, PA 17815

GUARANTY INSURANCE CORPORATION
270 EAST KELBAUM AVENUE
MILWAUKEE, IL 53202

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

NONE

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

DOMESTIC RELATIONS
P.O. BOX 380
BLOOMSBURG, PA 17815

COLUMBIA COUNTY TAX CLAIM BUREAU
P.O. BOX 380
BLOOMSBURG, PA 17815


COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE - LIEN
BUREAU OF COMPLIANCE
DEPT. 280946
HARRISBURG, PA 17128-0946
ATTENTION: SUE BLOUGH

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

TENANT(S)/OCCUPANT(S)
426 EAST FIFTH STREET
BERWICK, PA 18603

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. §4904 relating to unsworn falsification to authorities.

SPEAR & HOFFMAN, P.A.



THOMAS J. HORNBECK, ESQUIRE
Attorney for Plaintiff

SPEAR & HOFFMAN, P.A.
BY: THOMAS J. HORNBECK, ESQUIRE
ATTORNEY I.D. NO. 80057
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CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK, FA
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COURT OF COMMON PLEAS
COLUMBIA COUNTY

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BLOOMSBURG, PA 17815

COLUMBIA COUNTY TAX CLAIM BUREAU
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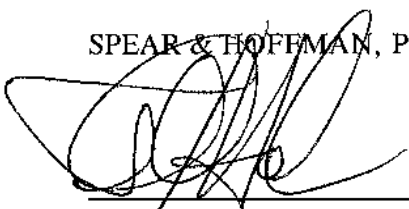
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DEPARTMENT OF REVENUE - LIEN
BUREAU OF COMPLIANCE
DEPT. 280946
HARRISBURG, PA 17128-0946
ATTENTION: SUE BLOUGH

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TENANT(S)/OCCUPANT(S)
426 EAST FIFTH STREET
BERWICK, PA 18603

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. §4904 relating to unsworn falsification to authorities.

SPEAR & HOFFMAN, P.A.



THOMAS J. HORNBECK, ESQUIRE
Attorney for Plaintiff

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(856) 755-1560
ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK, FA
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vs.

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COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

2002-ED-44

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COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE - LIEN
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DEPT. 280946
HARRISBURG, PA 17128-0946
ATTENTION: SUE BLOUGH

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SPEAR & HOFFMAN, P.A.



THOMAS J. HORNBECK, ESQUIRE
Attorney for Plaintiff

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BY: THOMAS J. HORNBECK, ESQUIRE
ATTORNEY I.D. NO. 80057
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK, FA
PLAINTIFF,

vs.

HAROLD B. STEIN
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

2002-ED-44

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

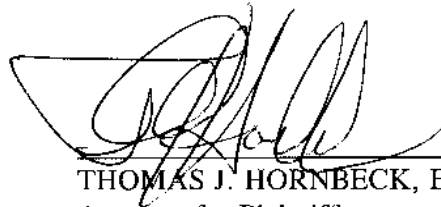
I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this property is:

- ☐ FHA - Tenant Occupied or Vacant
- ☐ Commercial
- ☐ As a result of a Complaint in Assumpsit

☒ That the Plaintiff has complied in all respects with Section 403 of the Mortgage assistance Act including but not limited to:

- (a) Service of notice on Defendant(s)
- (b) Expiration of 30 days since the service of notice
- (c) Defendant(s) failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendant(s) failure to file application with Homeowners Emergency Assistance Program.

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



THOMAS J. HORNBECK, ESQUIRE
Attorney for Plaintiff

CERTIFICATE TO THE SHERIFF

SHERIFF'S OFFICE
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

WASHINGTON MUTUAL BANK, FA

vs.

HAROLD B. STEIN

: COURT OF COMMON PLEAS

:

: NO. 2001-CV-1271

:

2002-ED-44

I HEREBY CERTIFY THAT

I. The judgment entered in the above matter is based on an action:

- ☐ A. In Assumpsit (Contract)
☐ B. In Trespass (Accident)
☒ C. **In Mortgage Foreclosure**
☐ D. On a note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

II. The defendant(s) own the property being exposed to sale as:

- ☒ A. An individual
☐ B. Tenants by the Entireties
☐ C. Joint tenants with right of survivorship
☐ D. A partnership
☐ E. Tenants in Common
☐ F. A corporation

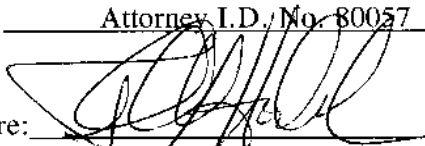
III. The defendant(s) is (are):

- ☒ A. Resident in the Commonwealth of Pennsylvania
☐ B. Not resident in the Commonwealth of Pennsylvania
☐ C. If more than one defendant and either A or B above not applicable, state which defendants are residents of the Commonwealth of Pennsylvania.

Residents: _____

Name: THOMAS J. HORNBECK, ESQUIRE

Attorney I.D. No. 80057

Signature: 

Phone No. (856) 755-1560

Address: 1020 N. Kings Highway, Suite 210
Cherry Hill, N.J. 08034

SPEAR & HOFFMAN, P.A.
BY: THOMAS J. HORNBECK, ESQUIRE
ATTORNEY I.D. NO. 80057
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK, FA
PLAINTIFF,

vs.

HAROLD B. STEIN
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

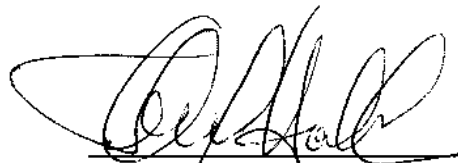
2002-ED-44

CERTIFICATION

THOMAS J. HORNBECK, ESQUIRE, hereby verifies that she is the attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ an FHA mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa.C.S. section 4904 relating to unsworn falsification to authorities.



THOMAS J. HORNBECK, ESQUIRE
Attorney for Plaintiff

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE BOROUGH OF BERWICK, COLUMBIA COUNTY AND STATE OF PENNSYLVANIA, BOUNDED AN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF FIFTH STREET, EAST OF WALNUT STREET, AT THE NORTHWEST CORNER OF LOT NO. 8; THENCE ALONG FIFTH STREET IN A WESTERLY DIRECTION 49-1/2 FEET TO A CORNER OF LOT NO. 6; THENCE ALONG SAME IN A SOUTHERLY DIRECTION 165-1/2 FEET TO AN ALLEY; THENCE ALONG SAME IN AN EASTERLY DIRECTION 49-1/2 FEET TO A CORNER OF LOT NO 8; THENCE ALONG SAME IN A NORTHERLY DIRECTION 165-1/2 FEET TO FIFTH STREET, THE PLACE OF BEGINNING. SAME BEING LOT NUMBER SEVEN IN OWEN'S ADDITION TO THE BOROUGH OF BERWICK.

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ORDER FOR SERVICE

TO: SHERIFF OF COLUMBIA COUNTY
COURTHOUSE, P.O. BOX 380
BLOOMSBURG, PA 17815

April 13, 2002

FROM: THOMAS J. HORNBECK, ESQ.
ATTORNEY ID# 80057
SPEAR AND HOFFMAN, P.A.
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
(856) 755-1570 FAX

DOCKET NO. 2001-CV-1271

WRIT OF EXECUTION

WASHINGTON MUTUAL BANK, FA
PLAINTIFF

Vs.

HAROLD B. STEIN
DEFENDANT

SERVE: HAROLD B. STEIN

SERVE AT: 426 EAST FIFTH STREET
BERWICK, PA 18603

PROPERTY ADDRESS: 426 EAST FIFTH STREET
BERWICK, PA 18603

INSTRUCTIONS FOR SERVICE:

SERVICE ON ALL DEFENDANTS X

CERTIFIED MAIL _____ ORDINARY MAIL _____ COURT ORDER _____

POST PROPERTY	X
---------------	---

DEPUTIZE _____ COUNTY (WITHIN PA. ONLY) DEPOSITS\$_____

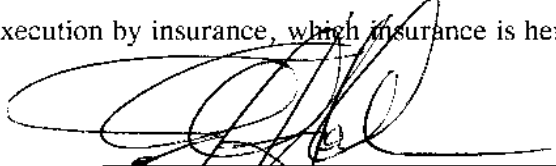
REGISTERED MAIL (OUTSIDE OF THE UNITED STATES ONLY)

PERSON IN CHARGE _____

OTHER _____

SPECIAL INSTRUCTIONS:

WAIVER OF WATCHMAN/WAIVER OF 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; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, ~~which insurance~~ is hereby waived.



Attorney for Plaintiff

SPEAR AND HOFFMAN, P.A.

OPERATING ACCOUNT

1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, NJ 08034
856-755-1560

FIRST UNION NATIONAL BANK

55-2-212

4/15/2002

80234

PAY TO THE
ORDER OF

Sheriff of Columbia County

\$ **1,200.00

One Thousand Two Hundred and 00/100*****

DOLLARS

Sheriff of Columbia County

Columbia County Courthouse

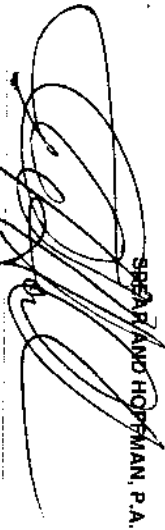
PO Box 380

35 West Main St.

Bloombsburg, PA 17815

MEMO
WMS-P-416/STEIN/SALE DEP

⑈00080234⑈ ⑆021200025⑆2000111837267⑈


SPEAR AND HOFFMAN, P.A.

MP

Security Features Included.

Details on back.