

SHERIFF'S SALE COST SHEET

J.P. Morgan Chase Bank VS. Debra et al Debtor
 NO. 52-02 ED NO. _____ JD DATE/TIME OF SALE 5/1/2008

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>135.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>17.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.21</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>4.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>262.71</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>682.29</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>832.29</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>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:

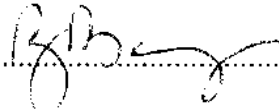
SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

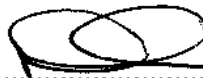
TOTAL COSTS (OPENING BID) \$ 1200.00

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

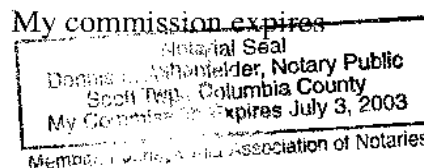
Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established 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 June 26; July 3, 10, 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 15th day of July, 2002

.....

(Notary Public)



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

.....

LAW

PURCELL, KRUG & HALLER

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 233-1149
E-MAIL: MTG@PKH.COM

JOHN W. PURCELL
HOWARD B. KRUG
LEON F. 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) 633-9836

July 15, 2002

TO: Sheriff of Columbia County

FROM: Barb Villarrial

FAX: 570-389-5625

2002 CV 236
JPMORTGAN VS. PERRY

PLEASE STAY THE SHERIFF SALE SCHEDULED 07/17/02. NO MONIES RECEIVED.
DEFENDANT'S ATTORNEY FILED MOTION TO STRIKE JUDGMENT AGAINST DENISE PERRY

Thank you

Barb

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.

JP MORGAN CHASE BANK

VS.

DENISE & FRED PERRY

WRIT OF EXECUTION #52 OF 2002 ED

POSTING OF PROPERTY

JUNE 13, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DENISE & FRED PERRY AT 326 VINE ST. BERWICK COLUMBIA
COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF
DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.

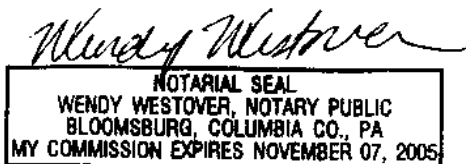
SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 17TH DAY OF JUNE 2002



JP MORGAN CHASE BANK F/K/A : IN THE COURT OF COMMON PLEAS
CHASE MANHATTAN BANK SUCCESSOR : COLUMBIA COUNTY, PENNSYLVANIA
BY MERGER TO CHASE BANK OF :
TEXAS, NATIONAL ASSOCIATION :
F/K/A TEXAS COMMERCE BANK, N.A.:
AS CUSTODIAN :
Plaintiff :
vs. : NO. 2002-CV-326
DENISE PERRY AND FRED PERRY : CIVIL ACTION - LAW -
Defendants : IN MORTGAGE FORECLOSURE

A M E N D E D
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:

326 Vine Street, Berwick, PA 18603

Principal	\$23,519.74
Interest	\$ 1,902.84
(Per diem of \$6.28	
from 9/1/01 to 7/1/02)	
Accumulated late charges	\$ 92.68
Late charges	\$ 145.64
(\$13.24 per month to 7/02)	
Property Inspection	\$ 23.85
5% Attorney's Commission	\$ 1,175.99
TOTAL	\$26,860.74**

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

Dated: 6/13/2002
(SEAL)

Fanni B. Kline
PROTHONOTARY

by Elizabeth A. Gannon
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 point in the easterly line of Vine Street, said point being the northwest corner of this lot and the southwest corner of land late of C. E. Ross and now of John Topper; thence along the southerly line of said John Topper, through an iron pin offset 3.00 feet, North 62° 12' 10" East, 120.00 feet to an iron pin corner, the northwest corner of land of Nicholas P. Foster and Denise Perry, formerly a part of this lot, designated as Lot No. 2; thence along the westerly line of said Lot No. 2 South 27° 54' 24" East, 44.00 feet to an iron pin corner in the northerly line of land late of Herbert McBride and now of John Dyer, said point also being the southwest corner of said Lot No. 2; thence along the northerly line of land of said John Dyer, south 62° 12' 10" West, passing through an iron pin offset 3 feet from Vine Street, 120 feet to a corner in the easterly line of Vine Street first above mentioned; thence along the easterly line of said Vine Street, North 27° 54' 24" West, 44.00 feet to the southwest corner of land of John Topper, the place of beginning. Containing 5,280 square feet of land and being Parcel No. 1 of the Minor Subdivision of Denise Perry as shown on plan prepared by Peters Consultants, Inc., dated May 18, 1993, a copy of which was recorded in the Office of the Recorder of Deeds in Record Book 564 at Page 180, which subdivision was reviewed by the Columbia County Planning Commission and approved by the Borough of Berwick Planning Commission on July 27, 1993.

HAVING THEREON ERECTED A dwelling house known as 326 Vine Street, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Nicholas P. Foster and Denise Perry and Fred Perry by Deed dated June 16, 1998 and recorded in February 2, 2000 as Instrument Number 200001011, granted and conveyed unto Denise Perry and Fred Perry.

Parcel # 04.B-04-098-01

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

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

I also wish to receive the following services (for an extra fee): 52-02

1. ☒ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

SMALL BUSINESS ADMINISTRATION
7 NORTH WILKES-BARRE BLVD
WILKES-BARRE, PA 18702-5241

4a. Article Number

70011940000139918355

4b. Service Type

- ☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

MAY 20 2002

5. Received By: (Print Name)

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

6. Signature: (Addressee or Agent)

X *Bill Wright*

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

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

I also wish to receive the following services (for an extra fee): 52-02

1. ☒ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

COMMONWEALTH OF PENNSYLVANIA 70011940000139918379
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG PA 17128-1230

- ☒ Certified
☐ Insured
Merchandise ☐ COD

5. Received By: (Print Name)

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

6. Signature: (Addressee or Agent)

X *Samuel J. Ventura*

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

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SENDER:

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

I also wish to receive the following services (for an extra fee): 52-02

1. ☒ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3.

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

4a. Article Number

70011940000139918362

4b. Service Type

- ☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

MAY 17 2002

5. Received By: (Print Name)

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

6. Signature: (Addressee or Agent)

X *D. Syb*

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

JP MORGAN CHASE BANK F/K/A : IN THE COURT OF COMMON PLEAS
CHASE MANHATTAN BANK SUCCESSOR : COLUMBIA COUNTY, PENNSYLVANIA
BY MERGER TO CHASE BANK OF :
TEXAS, NATIONAL ASSOCIATION :
F/K/A TEXAS COMMERCE BANK, N.A.:
AS CUSTODIAN :
Plaintiff :
vs. : NO. 2002-CV-326
DENISE PERRY AND FRED PERRY : CIVIL ACTION - LAW -
Defendants : IN MORTGAGE FORECLOSURE

A M E N D E D
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)
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COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

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Dated: 6/13/2002

(SEAL)

Frank B. Kline
PROTHONOTARY
by Elizabeth A. Benson
DEPUTY

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Parcel # 04.B-04-098-01

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/9/2002

SERVICE# 4 - OF - 10 SERVICES
DOCKET # 52ED2002

PLAINTIFF JP MORGAN CHASE BANK

DEFENDANT DENISE AND FRED PERRY

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

SERVED UPON Connie Gingher

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 05/24/02 TIME 1100 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

Mullane

05/30/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/9/2002

SERVICE# 3 - OF - 10 SERVICES
DOCKET # 52ED2002

PLAINTIFF JP MORGAN CHASE BANK

DEFENDANT DENISE AND FRED PERRY

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Clara Dubersky

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05/20/02 TIME 1055 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA POB I 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

Mallard

DATE

05/20/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/9/2002

SERVICE# 1 - OF - 10 SERVICES
DOCKET # 52ED2002

PLAINTIFF JP MORGAN CHASE BANK

DEFENDANT DENISE AND FRED PERRY

PERSON/CORP TO SERVED
FRED PERRY
326 VINE ST.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Fred Perry

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05/20/02 TIME 10:51 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

05/20/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/9/2002

SERVICE# 5 - OF - 10 SERVICES
DOCKET # 52ED2002

PLAINTIFF JP MORGAN CHASE BANK

DEFENDANT DENISE AND FRED PERRY

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Capt. Lellan

RELATIONSHIP Customer Ser IDENTIFICATION _____

DATE 05/20/02 TIME 10/16 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 05/20/02

423 E 5th
11-1:00

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/9/2002

SERVICE# 2 - OF - 10 SERVICES
DOCKET # 52ED2002

PLAINTIFF JP MORGAN CHASE BANK

DEFENDANT DENISE AND FRED PERRY

PERSON/CORP TO SERVED

DENISE PERRY

326 VINE ST.

BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE

05/24/02

TIME

1:00

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

05/24/02

1000

Millard

Does not live at
address above.

DEPUTY

Millard

DATE

05/22/02

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/9/2002

SERVICE# 8 - OF - 10 SERVICES
DOCKET # 52ED2002

PLAINTIFF JP MORGAN CHASE BANK

DEFENDANT DENISE AND FRED PERRY

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Denise Perry

RELATIONSHIP Tax Claims IDENTIFICATION _____

DATE 05/20/02 TIME 0949 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 Millard DATE 05/20/02

Tax Notice 2002 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C. Gingham
 1615 Lincoln Avenue
 Berwick PA 18603

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

FOR: COLUMBIA COUNTY

DATE
 03/01/2002

BILL NO.
 5288

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	14,214	4.846	67.50	68.88	75.77
SINKING		.845	11.77	12.01	13.21
LIGHT		1.05	14.62	14.92	15.67
FIRE		1.25	17.41	17.77	18.66
BORO RE		5.8	80.79	82.44	86.56

The discount & penalty
 have been calculated
 for your convenience

PAY THIS AMOUNT

192.09
 April 30
 If paid on or before

196.02
 June 30
 If paid on or before

209.87
 June 30
 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

PERRY DENISE & FRED
 326 VINE STREET
 BERWICK PA 18603

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

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04B-04 -098-00,000	
326 VINE ST	
.1212 Acres	
Land	2,500
Buildings	11,714
Total Assessment	14,214

This tax returned to
 courthouse on:
 January 1, 2003

FILE COPY

HARRY A. ROADARMEL, JR.

SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17813
FAX: (570) 784-0237PHONE
(570) 389-342224 HOUR PHONE
(570) 784-0280

Thursday, May 16, 2002

BERWICK SEWER AUTHORITY
344 MARKET ST.
BERWICK, PA 18603-JP MORGAN CHASE BANK
VS
DENISE AND FRED PERRY

DOCKET # 52ED2002

JD # 326JD2002

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

Sewer

Balance \$631.51 thru July 2002

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 784-0257

PHONE
(570) 389-562224 HOUR PHONE
(570) 784-6300

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

DOCKET AND INDEX

SET FILE FOLDER UP

CHECK FOR PROPER INFO

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LAST KNOWN ADDRESS

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

WATCHMAN RELEASE FORM

AFFIDAVIT OF LEINS LIST

CHECK FOR \$1200.00

* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE
NOTIFY THE ATTY TO SEND ADDITIONAL INFO.

SET SALE DATE AND ADV. DATES AND POSTING DATES

POST ALL DATES ON CALANDER

* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT

* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. TILL SALE 3 TIMES

* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE

* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)

* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO.'s ON EXECUTION PAPERS

TYPE PROPER INFO ON DESCRIPTION (REFER TO PREVIOUS SALES

SERVICE

TYPE CARDS FOR DEFENDANTS

PUT PAPERS TOGETHER FOR DEFENDANTS

* COPY OF WRIT FOR EACH DEFENDANT

* NOTICE OF SHERIFF SALE

* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LEIN HOLDERS

* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT

* DOCKET ALL DATES

52-02

May 7, 2002

TO THE SHERIFF:

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

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

Thank you.

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

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

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

JP MORGAN CHASE BANK F/K/A : IN THE COURT OF COMMON PLEAS
CHASE MANHATTAN BANK SUCCESSOR : COLUMBIA COUNTY, PENNSYLVANIA
BY MERGER TO CHASE BANK OF :
TEXAS, NATIONAL ASSOCIATION :
F/K/A TEXAS COMMERCE BANK, N.A.:
AS CUSTODIAN :
Plaintiff :
vs. : NO. 2002-CV-326
DENISE PERRY AND FRED PERRY : 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: *July 17, 2002*

TIME: 10:00 O'clock A.M., prevailing time

LOCATION: COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**326 VINE STREET
BERWICK
COLUMBIA COUNTY
PENNSYLVANIA**

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

2002-CV-326

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

DENISE PERRY AND FRED PERRY

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

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HAVING THEREON ERECTED A dwelling house known as 326 Vine Street, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Nicholas P. Foster and Denise Perry and Fred Perry by Deed dated June 16, 1998 and recorded in February 2, 2000 as Instrument Number 200001011, granted and conveyed unto Denise Perry and Fred Perry.

Parcel # 04.B-04-098-01

JP MORGAN CHASE BANK F/K/A : IN THE COURT OF COMMON PLEAS
CHASE MANHATTAN BANK SUCCESSOR : COLUMBIA COUNTY, PENNSYLVANIA
BY MERGER TO CHASE BANK OF :
TEXAS, NATIONAL ASSOCIATION :
F/K/A TEXAS COMMERCE BANK, N.A.:
AS CUSTODIAN :
Plaintiff :
vs. : NO. 2002-CV-326
DENISE PERRY AND FRED PERRY : CIVIL ACTION - LAW -
Defendants : 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:

326 Vine Street, Berwick, PA 18603

Principal	\$23,519.74
Interest	\$ 1,902.84
(Per diem of \$6.28	
from 9/1/01 to 7/1/02)	
Accumulated late charges	\$ 92.68
Late charges	\$ 145.64
(\$13.24 per month to 7/02)	
Property Inspection	\$ 23.85
5% Attorney's Commission	\$ 1,175.99
TOTAL	\$26,860.74**

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

Dated: 5/9/2002

(SEAL)

Fanni B. Kline
PROTHONOTARY

by Elizabeth A. Bunn

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BY MERGER TO CHASE BANK OF :
TEXAS, NATIONAL ASSOCIATION :
F/K/A TEXAS COMMERCE BANK, N.A.:
AS CUSTODIAN :
Plaintiff :
vs. : NO. 2002-CV-326
DENISE PERRY AND FRED PERRY : *2002-ED-52*
Defendants : CIVIL ACTION - LAW -
IN MORTGAGE FORECLOSURE

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

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TOTAL	\$26,860.74**

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

Dated: 5/9/2002

(SEAL)

Terri B. Kline
PROTHONOTARY

by *Elizabeth A. Brennan*

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BY MERGER TO CHASE BANK OF :
TEXAS, NATIONAL ASSOCIATION :
F/K/A TEXAS COMMERCE BANK, N.A.:
AS CUSTODIAN :
Plaintiff :
vs. : NO. 2002-CV-326
DENISE PERRY AND FRED PERRY : CIVIL ACTION - LAW - *2002-ED-52*
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 **326 Vine Street, Berwick, PA 18603**:

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

Denise Perry
326 Vine Street
Berwick, PA 18603

Fred Perry
326 Vine Street
Berwick, PA 18603

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

SAME

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

UNKNOWN

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

PLAINTIFF HEREIN
(AND ANY OTHERS AS NOTED BELOW):

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

UNKNOWN

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

UNKNOWN


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

TENANTS IF ANY ...

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: May 7, 2002

JP MORGAN CHASE BANK F/K/A : IN THE COURT OF COMMON PLEAS
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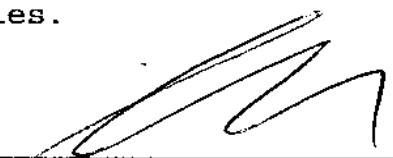
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Parcel # 04.B-04-098-01

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: JP MORGAN CHASE BANK F/K/A CHASE MANHATTAN BANK
SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, NATIONAL ASSOCIATION
F/K/A TEXAS COMMERCE BANK, N.A., AS CUSTODIAN

vs.

Defendants: DENISE PERRY AND FRED PERRY

Filed to No. 2002-CV-326

INSTRUCTIONS

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

326 VINE STREET, BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

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

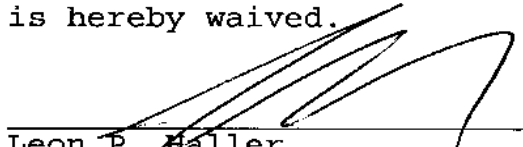
DENISE PERRY: 326 VINE STREET, BERWICK, PA 18603

FRED PERRY: 326 VINE STREET, BERWICK, PA 18603

WAIVER OF WATCHMAN AND INSURANCE

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

NOW, May 7, 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:

ORDER FOR SERVICE

DATE: May 7, 2002

FROM:

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

CASE CAPTION:

**JP MORGAN CHASE BANK F/K/A CHASE MANHATTAN BANK SUCCESSOR
BY MERGER TO CHASE BANK OF TEXAS, NATIONAL ASSOCIATION
F/K/ A TEXAS COMMERCE BANK, N.A., AS CUSTODIAN**

vs.

DENISE PERRY AND FRED PERRY

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

SERVICE TO BE MADE ON DEFENDANT: DENISE PERRY

ADDRESS FOR "PERSONAL SERVICE": 326 VINE STREET, BERWICK, PA 18603

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

TO THE SHERIFF OF COLUMBIA COUNTY:

ORDER FOR SERVICE

DATE: May 7, 2002

FROM:

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

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vs.

DENISE PERRY AND FRED PERRY

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

SERVICE TO BE MADE ON DEFENDANT: FRED PERRY

ADDRESS FOR "PERSONAL SERVICE": 326 VINE STREET, BERWICK, PA 18603

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

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

COMMERCE BANK
60-184-313

CHECK NO.

CHECK DATE

049796 07/26/2002

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

⑈049796⑈ ⑆03130184⑆ 51 320931 2⑈



SHERIFF'S SALE

WEDNESDAY JULY 17, 2002 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 52 OF 2002 ED AND CIVIL WRIT NO. 326 OF 2002 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN 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 an iron pin set for a corner, said pin being on the southerly line of land late of C. E. Ross and now of John Topper, said point also being the northwest corner of this lot, the northeast corner of Parcel No. 1 remaining land of Denise Perry and distant 120 feet from the easterly line of Vine Street; thence along the southerly line of land of John Topper, North 62 Degrees 12' 10" East, 120.00 feet to the iron pin set in the westerly line of High School Avenue; thence along the westerly line of High School Avenue South 27° 54' 24" east, 44.00 feet to an iron pin set at the northeast corner of land late of Herbert McBride and now of John Dyer; thence along the northerly line of said John Dyer, South 62° 12' 10" West 120.00 feet to an iron pin set at the southeast corner of Parcel No. 1, remaining land of Denise Perry; thence through land of Denise Perry and along the easterly line of Parcel No. 1 North 27° 54' 24" West 44.00 feet to an iron pin in the southerly line of land of John Topper first above mentioned, the place of beginning. CONTAINING 5,280 square feet of land and being **Parcel No. 2** of the Minor Subdivision of Denise Perry as shown on plan prepared by Peters Consultants, Inc. dated May 18, 1993, which subdivision was reviewed by the Columbia County Planning Commission and approved by the Borough of Berwick Planning Commission on July 27, 1993.

HAVING THEREON ERECTED A dwelling house known as 326 Vine Street, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Nicholas P. Foster and Denise Perry and Fred Perry by Deed dated June 16, 1998 and recorded in February 2, 2000 as Instrument Number 200001011, granted and conveyed unto Denise Perry and Fred Perry.

Parcel # 04.B-04-098-01

TERMS OF SALE

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

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

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

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

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

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