

LAW OFFICES

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

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

February 19, 2004

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

Re: JPMORGAN CHASE BANK F/K/A CHASE MANHATTAN SUCCESSOR BY MERGER TO
CHASE BANK OF TEXAS, NATIONAL ASSOCIATION F/K/A TEXAS COMMERCE
BANK, NA, AS CUSTODIAN vs. DENISE PERRY
No. 2002-CV-326

Dear Sheriff:

affidavit paid
~~Enclosed please find our check in the amount of \$5,628.81 which represents the balance of the costs in~~
the above sale. Also enclosed are affidavits of value for the deed to be prepared and recorded.

THE GRANTEE SHOULD BE:

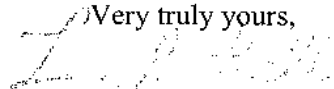
JP MORTGAGE CHASE BANK, F/K/A THE CASE MANHATTAN BANK,
SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, N.A., F/K/A
TEXAS COMMERCE BANK, NA, AS TRUSTEE AND CUSTODIAN
1270 Northland Drive, Suite 220
Mendota Heights, MN 55120

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

PLEASE CALL OUR OFFICE, COLLECT IF NECESSARY, THE DAY THE DEED IS RECORDED.

Thank you for your cooperation in this matter. Please call if you need anything further.

Very truly yours,



Leon P. Haller

LPH/kb
Enclosure



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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	
Book Number	
Page Number	
Date Recorded	

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

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

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

B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document
Sheriff of Columbia County	Grantee(s)/Lessee(s) JP MORGAN CHASE BANK, f/k/a THE CHASE MANHATTAN BANK, SUCCESSOR BY MERGER TO
Street Address: P. O. Box 380	Street Address: CHASE BANK OF TEXAS, N.A., f/k/a TEXAS
City: _____ State: _____ Zip Code: _____	City: 1270 Northland Drive, Suite 220 Zip Code: _____
Bloomsburg, PA 17815	Mendota Heights, MN 55120

C PROPERTY LOCATION

Street Address: 326 Vine Street	City, Township, Borough: Borough of Berwick
County: Columbia County	School District: _____ Tax Parcel Number: 04B-04-098

D VALUATION DATA

1. Actual Cash Consideration: \$6,828.81	2. Other Consideration: + 0.00	3. Total Consideration: = \$6,828.81
4. County Assessed Value: \$14,214.00	5. Common Level Ratio Factor: x 2.92	6. Fair Market Value: = \$41,504.88

E EXEMPTION DATA

1a. Amount of Exemption Claimed: 100%	1b. Percentage of Interest Conveyed: 100%	TAX EXEMPT
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2 Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number * _____, Page Number * _____
*Instrument No. 199909380
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles).
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

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

Signature of Correspondent or Responsible Party: Leon P. Haller, Esquire	Date: 2/19/04
--	---------------

(SEE REVERSE)

SHERIFF'S SALE COST SHEET

JP Morgan Chase Bank VS. Denise Perry
 NO. 142-03 ED NO. 326-02 JD DATE/TIME OF SALE 1-28-04 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>156.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>22.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>8.00</u>	
TOTAL *****		\$ <u>374.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>777.32</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1002.32</u>

PROTHONOTARY (NOTARY)	<u>1508</u> \$10.00	
RECORDER OF DEEDS	<u>098</u> \$ <u>41.50</u>	
TOTAL *****		\$ <u>51.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	<u>10</u> \$ <u>3320.68</u>	
TOTAL *****		\$ <u>3320.68</u>

MUNICIPAL FEES DUE:		
SEWER 20	<u>11</u> \$ <u>1200.31</u>	
WATER 20	\$	
TOTAL *****		\$ <u>1200.31</u>

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 6058.81

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

JP Morgan Chase Bank vs Denise Perry

NO. 142-03 ED NO. 326-02 JD

DATE/TIME OF SALE: 1-28-04 0930

BID PRICE (INCLUDES COST) \$ 26,000.00

POUNDAGE - 2% OF BID \$ 520.00

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

LIEN CERTIFICATE \$ 250.00

MISC. COSTS \$ 6058.81

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6828.81

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): John S. Luck

TOTAL DUE: \$ 6828.81

LESS DEPOSIT: \$ 1200.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 5628.81

PURCELL, KRUG & HALLER

88016

01/25/2004

1101392-21265

Perry, Denise & Fred

5,628.31

BALANCE OF SUPERIOR CRISIS DRUG 347 01/24/01

04V

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

COMMERCE BANK
60-184-313

88016

CHECK NO. CHECK DATE

88016 01/25/2004

CHECK AMOUNT

FIVE THOUSAND SIX HUNDRED TWENTY EIGHT AND 31/100
DOLLARS*****

*****5,628.31

PAY
TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

VOID AFTER 90 DAYS



⑈088016⑈ ⑆031301846⑆ 51 320931 2⑈

Security Features Included. Details on back.

COLUMBIA COUNTY TAX CLAIM BUREAU LIEN CERTIFICATE

Date November 14, 2003

OWNER OR REPUTED OWNER

Denise & Fred Perry

DESCRIPTION OF PROPERTY

326 Vine Street
.12 acre

RCEL NUMBER 04B,04-098-00,000 IN Berwick Borough Township
City

YEAR	TOTAL
2000	829.44
2001	1132.42
2002	844.19
Lien	5.00
TOTAL	\$2811.05*

The above figures represent the amount(s) due during the month of
February 2004

This is to certify that, according to our records, there are tax liens on
the above mentioned property as of December 31, 2002

Excluding: Interim Tax Billings

Requested by: Harry Roadarmel, Jr. Sheriff

*Does not include 2003 Taxes

2000	\$ 829.44
2001	\$1,132.42
2002	\$ 844.19
Lien	\$ 5.00
2003	\$ 509.63*
TOTAL	\$3,320.68

*2003 School Taxes (County/Borough taxes were paid)

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00
Per Parcel

LAW OFFICES
PURCELL, KRUG & HALLER

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

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

JOSEPH NISSLEY (1910-1982)
ANTHONY DISANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD
(717) 533-3836

January 16, 2004

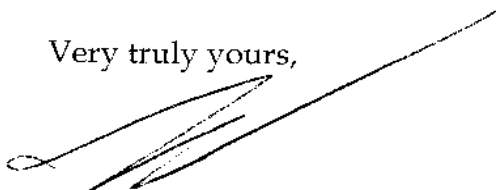
Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

Re: 2002-CV-326 JPMORGAN CHASE BANK F/K/A CHASE MANHATTAN
SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, NATIONAL
ASSOCIATION F/K/A TEXAS COMMERCE BANK, NA, AS CUSTODIAN vs.
DENISE PERRY

Dear Sir/Madam:

Enclosed please find a copy of the Return of Service regarding the above-referenced case for your records. Should you have any questions, please do not hesitate to contact our office.

Very truly yours,



Leon P. Haller, Esquire

LPH/djm

Enclosure

JPMORGAN CHASE BANK F/K/A CHASE
MANHATTAN SUCCESSOR BY MERGER TO
CHASE BANK OF TEXAS, NATIONAL
ASSOCIATION F/K/A TEXAS COMMERCE BANK,
NA, AS CUSTODIAN,

PLAINTIFF

VS.

DENISE PERRY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2002-CV-326

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 12-1-03 12-24-03, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

DENISE PERRY
326 VINE STREET
BERWICK, PA 18603

BERWICK AREA JOINT SEWER AUTHORITY
400 MARKET STREET
BERWICK, PA 18603

Noah G. Naparsteck, Esquire
120 West Main Street
Bloomsburg, PA 17815

PG ENERGY
1 WEST 7TH STREET
BLOOMSBURG, PA 17815

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

By 

PURCELL, KRUG & HALLER

Attorneys for Plaintiff

1719 North Front Street

Harrisburg, PA 17102

(717) 234-4178

JPMORGAN CHASE BANK F/K/A CHASE
MANHATTAN SUCCESSOR BY MERGER TO
CHASE BANK OF TEXAS, NATIONAL
ASSOCIATION F/K/A TEXAS COMMERCE BANK,
NA, AS CUSTODIAN,

PLAINTIFF

VS.

DENISE PERRY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2002-CV-326

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 12-1-03 & 12-29-03, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

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326 VINE STREET
BERWICK, PA 18603

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BLOOMSBURG, PA 17815

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

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

LAW OFFICES

Purcell, Krug & Haller

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

HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
JILL M. WINKA
BRIAN J. TYLER
NICHOLE M. STALEY O'GORMAN

HERSHEY
(717) 533-3836
JOSEPH NISSLEY (1910-1982)
JOHN W. PURCELL
VALERIE A. GUNNOF
COUNSEL

DENISE PERRY
326 VINE STREET
BERWICK, PA 18603

BERWICK AREA JOINT SEWER
AUTHORITY
400 MARKET STREET
BERWICK, PA 18603

Noah G. Naparsteck, Esquire
120 West Main Street
Bloomsburg, PA 17815

PG ENERGY
1 WEST 7th STREET
BLOOMSBURG, PA 17815

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

NOTICE IS HEREBY GIVEN to the Defendants in the within action and those parties who hold one or more mortgages, judgments or tax liens against the real estate which is the subject of the Notice of Sale pursuant to Pennsylvania Rule of Civil Procedure 3129.1 attached hereto.

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

YOU ARE FURTHER NOTIFIED that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

By: _____

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

JPMORGAN CHASE BANK F/K/A CHASE
MANHATTAN SUCCESSOR BY MERGER TO
CHASE BANK OF TEXAS, NATIONAL
ASSOCIATION F/K/A TEXAS COMMERCE BANK,
NA, AS CUSTODIAN,

PLAINTIFF

VS.

DENISE PERRY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2002-CV-326

IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

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

DATE: **January 28th, 2004**

TIME: **9:30 a.m.**

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

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

THE LOCATION of your property to be sold is:

**326 VINE STREET
BERWICK, PA 18603**

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

No. 2002-CV-326

JUDGMENT AMOUNT \$29,364.94

THE NAMES OF THE OWNERS OR REPUTED OWNERS of this property is:

DENISE 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.

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

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 Jennifer P. Foster, Deed dated 10/17/97 and recorded in 5/13/98 in Columbia County Deed Book 687, Page 938, granted and conveyed unto Denise Perry and Fred Perry. The said Fred Perry passed away on January 11, 2003, thereby vesting sole title unto Denise Perry, by operation of law.

Parcel # 04.B-04-098-01

JPMORGAN CHASE BANK F/K/A CHASE
MANHATTAN SUCCESSOR BY MERGER TO
CHASE BANK OF TEXAS, NATIONAL
ASSOCIATION F/K/A TEXAS COMMERCE
BANK, NA, AS CUSTODIAN,

PLAINTIFF

VS.

DENISE PERRY,

DEFENDANT(S)

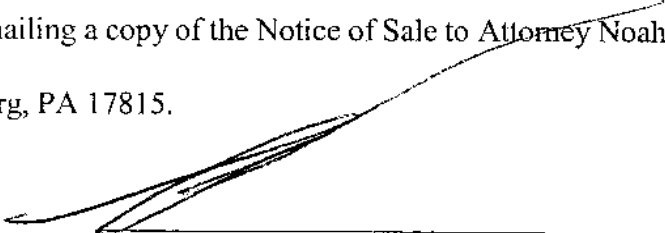
IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW
NO. 2002-CV-326

MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE

Service of the Notice of Sale on Defendant DENISE PERRY, was made pursuant to Rule 3129.2(a)(c)(1)(ii) and Rule 440(a)(1)(2) by mailing a copy of the Notice of Sale to Attorney Noah G. Naparstek, 120 West Main Street, Bloomsburg, PA 17815.



Leon P. Haller
Attorney for Plaintiff
PURCELL, KRUG & HALLER
1719 North Front Street
Harrisburg, PA 17102

Attorney ID #15700

Dated: January 16, 2004

JP MORGAN CHASE BANK f/k/a CHASE MANHATTAN : IN THE COURT OF COMMON PLEAS
BANK SUCCESSOR BY MERGER TO CHASE BANK : COLUMBIA CO., PENNSYLVANIA
OF TEXAS, NATIONAL ASSOCIATION f/k/a TEXAS :
COMMERCE BANK, NA, AS CUSTODIAN, : NO. 2002 CV 326
Plaintiff :

vs.

DENISE PERRY and
FRED PERRY,

Defendants

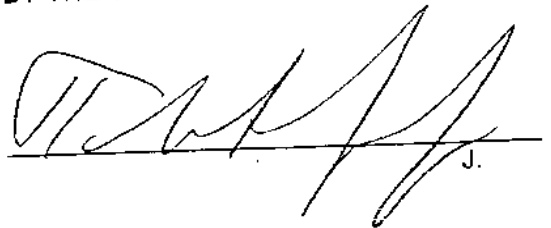
CIVIL ACTION - LAW

IN MORTGAGE FORECLOSURE

ORDER

AND NOW, this 3 day of June, 2003, upon consideration and review of the Plaintiff's Motion for Summary Judgment, IT IS HEREBY ORDERED AND DECREED that the Plaintiff's Motion for Summary Judgment is GRANTED and that an in rem Judgment is entered in favor of the 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, NA, as Custodian, and against the Defendant, Denise Perry, in the sum of \$29,364.91, together with interest at the rate of \$9.75 per diem from April 1, 2003 and any additional escrow advances for taxes and insurance.

BY THE COURT:



Distribution:

Jill M. Wineka, Esq., 1719 N. Front St., Harrisburg, PA 17102
Noah G. Naparstek, Esq., 120 West Main St., Bloomsburg, PA 17815
Fred Perry, 326 Vine Street, Berwick, PA 18603

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2003 JUN - 3 P 3: 56

FILED
OPTIONAL

MERITECH MORTGAGE SERVICES, INC. v. DENISE PERRY
Columbia County Sale 1/28/04

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:
DENISE PERRY
326 VINE STREET
BERWICK, PA 18603

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:
Noah G. Naparsteck, Esquire
120 West Main Street
Bloomsburg, PA 17815

Postmark:

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

Received from:

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

Postage:

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

Postmark:



Re: SAXON/PERRY CM#3610
COLUMBIA COUNTY -SALE 01/28/03

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

Postmark:

BERWICK AREA JOINT SEWER
AUTHORITY
400 MARKET STREET
BERWICK, PA 18603

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

Received from:

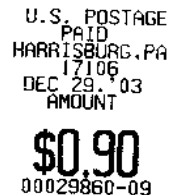
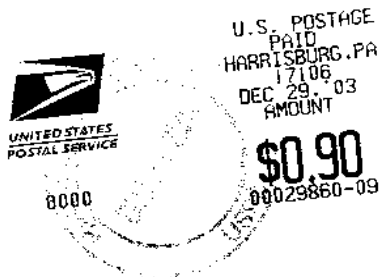
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

Postmark:

PG ENERGY
1 WEST 7TH STREET
BLOOMSBURG, PA 17815

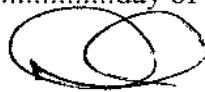


STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, 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 January 7, 14, 21, 2004 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.

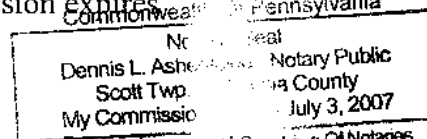


Sworn and subscribed to before me this 21st day of JANUARY, 2004.



(Notary Public)

My commission expires Commonwealth of Pennsylvania



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.

JP MORGAN CHASE BANK

VS.

DENISE PERRY

WRIT OF EXECUTION #142 OF 2003 ED

POSTING OF PROPERTY

DECEMBER 18, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DENISE PERRY AT 326 VINE STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF G. MILLARD.

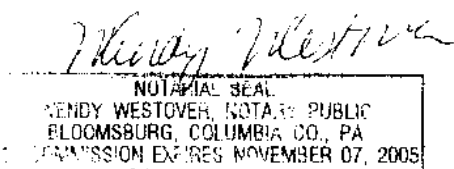
SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 18TH DAY OF DECEMBER 2003



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

SHERIFF'S RETURN OF NO SERVICE

JPMORGAN CHASE BANK F/K/A CHASE
MANHATTAN SUCCESSOR BY MERGER TO
CHASE BANK OF TEXAS, NATIONAL
ASSOCIATION F/K/A TEXAS COMMERCE BANK,
NA, AS CUSTODIAN

142ED2003

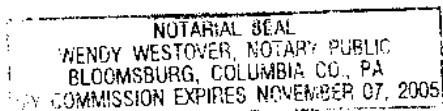
VS.

DENISE PERRY

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF
THIS 11/13/2003 FOR THE FOLLOWING REASONS:
MOVED LEFT NO FORWARDING

SWORN AND SUBSCRIBED BEFORE ME
THIS Thursday, December 18, 2003

NOTARY PUBLIC



SO ANSWERS :

HARRY A. ROADARMEL JR
SHERIFF

BY:

J. ARTER
DEPUTY SHERIFF

(LETTERHEAD)

FAX #
389-5625

Postmaster

BELLEVILLE
City, State, ZIP Code

Date 11-17-3

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

SENT
11-12-3
1230 PM

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

Name: DENISE PERRY

Address: 326 VINE ST

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.

J. Carter
Signature
J. CARTER
Printed Name

B Box 380
Address
BLOOMSBURG
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.

75 L...
733-761
2-6-04
W. J. M. P. B. T. H. A. L. -

COLUMBIA COUNTY SHERIFF'S OFFICE
PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/4/2003

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 142ED2003

PLAINTIFF JPMORGAN CHASE BANK F/K/A CHASE MANHATTAN
SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS,
NATIONAL ASSOCIATION F/K/A TEXAS COMMERCE
BANK, NA, AS CUSTODIAN

DEFENDANT DENISE PERRY

PERSON/CORP TO SERVED	PAPERS TO SERVED
DENISE PERRY	WRIT OF EXECUTION - MORTGAGE
326 VINE ST.	FORECLOSURE
BERWICK	

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ MILEAGE _____ OTHER _____

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

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

(F) OTHER (SPECIFY) HOUSE EMPTY -
NO FORWARDING ADDRESS - POST OFF.

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>11-12-03</u>	<u>1020</u>	<u>Officer T. Chambers</u>	<u>SK. Pg.</u>
<u>11/13/03</u>	<u>1120</u>	<u>DIANGELO</u>	<u>HOUSE EMPTY</u>
_____	_____	_____	_____

DEPUTY _____ DATE _____

JPMORGAN CHASE BANK F/K/A CHASE
MANHATTAN SUCCESSOR BY MERGER TO
CHASE BANK OF TEXAS, NATIONAL
ASSOCIATION F/K/A TEXAS COMMERCE BANK,
NA, AS CUSTODIAN,

PLAINTIFF

VS.

DENISE PERRY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2002-CV-326

2003-ED-142

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 identified as: **326 VINE STREET BERWICK, PA 18603** as follows:

Amount due pursuant to Summary Judgment	\$29,364.94
Interest	\$2,983.50
Per diem of \$6.28 to 2/1/04	
Late Charges (\$13.24 per month to 2/1/04)	\$119.16
Escrow Deficit	\$1,500.00
TOTAL WRIT	\$33,967.60

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

Dated: 11/03/2003

Terrie B. Kline
PROTHONOTARY

(SEAL)

By *Elizabeth A. Bowman*
DEPUTY

JPMORGAN CHASE BANK F/K/A CHASE
MANHATTAN SUCCESSOR BY MERGER TO
CHASE BANK OF TEXAS, NATIONAL
ASSOCIATION F/K/A TEXAS COMMERCE BANK,
NA, AS CUSTODIAN,

PLAINTIFF

VS.

DENISE PERRY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2002-CV-326

2003-ED-142

IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

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

DATE: *January 28, 2004*

TIME: *9:30 Am*

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

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

THE LOCATION of your property to be sold is:

**326 VINE STREET
BERWICK, PA 18603**

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

No. 2002-CV-326

JUDGMENT AMOUNT \$29,364.94

THE NAMES OF THE OWNERS OR REPUTED OWNERS of this property is:

DENISE 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.

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

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 Jennifer P. Foster, Deed dated 10/17/97 and recorded in 5/13/98 in Columbia County Deed Book 687, Page 938, granted and conveyed unto Denise Perry and Fred Perry. The said Fred Perry passed away on January 11, 2003, thereby vesting sole title unto Denise Perry, by operation of law.

Parcel # 04.B-04-098-01

Original

JPMORGAN CHASE BANK F/K/A CHASE
MANHATTAN SUCCESSOR BY MERGER TO
CHASE BANK OF TEXAS, NATIONAL
ASSOCIATION F/K/A TEXAS COMMERCE BANK,
NA, AS CUSTODIAN,

PLAINTIFF

VS.

DENISE PERRY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2002-CV-326

2003-ED-142

IN MORTGAGE FORECLOSURE

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PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

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BERWICK, PA 18603**

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No. 2002-CV-326

JUDGMENT AMOUNT \$29,364.94

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

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Parcel # 04.B-04-098-01

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/4/2003

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 142ED2003

PLAINTIFF

JPMORGAN CHASE BANK F/K/A CHASE MANHATTAN
SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS,
NATIONAL ASSOCIATION F/K/A TEXAS COMMERCE
BANK, NA, AS CUSTODIAN

DEFENDANT

DENISE PERRY

PERSON/CORP TO SERVED
NOAH NAPERSTECK, ESQ.
120 WEST MAIN ST.
BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON NOAH

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-12-3 TIME 1325 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB 1 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) _____

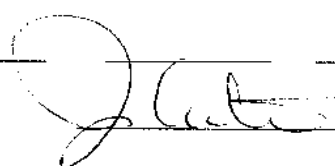
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 11-12-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/4/2003

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 142ED2003

PLAINTIFF

JPMORGAN CHASE BANK F/K/A CHASE MANHATTAN
SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS,
NATIONAL ASSOCIATION F/K/A TEXAS COMMERCE
BANK, NA, AS CUSTODIAN

DEFENDANT

DENISE PERRY

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER AUTHORITY	WRIT OF EXECUTION - MORTGAGE
7474D COLUMBIA BLVD	FORECLOSURE
BERWICK	

SERVED UPON

Kelly Green

RELATIONSHIP

IDENTIFICATION

DATE *11-12-3*

TIME *1110*

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

J. Certo

DATE *11-12-3*

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/4/2003

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 142ED2003

PLAINTIFF

JPMORGAN CHASE BANK F/K/A CHASE MANHATTAN
SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS,
NATIONAL ASSOCIATION F/K/A TEXAS COMMERCE
BANK, NA, AS CUSTODIAN

DEFENDANT

DENISE PERRY

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE 11-12-03 TIME 1410 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 11-12-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/4/2003

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 142ED2003

PLAINTIFF

JPMORGAN CHASE BANK F/K/A CHASE MANHATTAN
SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS,
NATIONAL ASSOCIATION F/K/A TEXAS COMMERCE
BANK, NA, AS CUSTODIAN

DEFENDANT

DENISE PERRY

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

SERVED UPON

Reborah A. Miller

RELATIONSHIP

IDENTIFICATION

DATE 11-12-03

TIME 1:10

MILEAGE

OTHER

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Galt

DATE 11-12-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/4/2003

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 142ED2003

PLAINTIFF

JPMORGAN CHASE BANK F/K/A CHASE MANHATTAN
SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS,
NATIONAL ASSOCIATION F/K/A TEXAS COMMERCE
BANK, NA, AS CUSTODIAN

DEFENDANT

DENISE PERRY

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON CONNIE

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-10-03 TIME 1036 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

J. Gade

DATE 11-12-03

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

Tuesday, November 11, 2003

**CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK, PA 18603-**

**JPMORGAN CHASE BANK F/K/A CHASE MANHATTAN SUCCESSOR BY
MERGER TO CHASE BANK OF TEXAS, NATIONAL ASSOCIATION F/K/A
TEXAS COMMERCE BANK, NA, AS CUSTODIAN
VS
DENISE PERRY**

DOCKET # 142ED2003

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

BERWICK AREA JOINT SEWER AUTHORITY

**7474D COLUMBIA BOULEVARD
BERWICK, PENNSYLVANIA 18603
(570) 752-8477 FAX# (570) 752-8479**

November 12, 2003

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

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

VS

DENISE PERRY

DOCKET # 142ED2003


JD# 326JD2002

Dear Harry:

The outstanding balance on sewer account #110820 for the property located at 326 Vinc Street, Berwick through January 2004 is \$1200.31. The amount owed for the sewer account thru January 2004 is \$1084.31, plus \$116.00 to satisfy lien #MLD 258-2203.

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

Sincerely,

A handwritten signature in cursive script that reads "Kelly Greer".

Kelly Greer
Authority Clerk

BERWICK AREA JOINT SEWER AUTHORITY,)
)
)
VS.)
)
)
FRED & DENISE PERRY)
326 VINE STREET)
BERWICK, PA 18603)

IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH
NO. 258 M.L.D. 2003

The Berwick Area Joint Sewer Authority hereby files a claim and lien or judgment against FRED & DENISE PERRY and all THAT CERTAIN LOT or piece of ground situate at 326-326 rear VINE STREET, BERWICK, PA 18603 in the Borough of Berwick, County of Columbia and State of Pennsylvania, for sewer rental, duly rated and assessed upon said property, and registered for nonpayment according to law, together with interest and penalties and other charges lawfully due thereon as follows, to wit:

Sewer rental	\$	882.71
Filing costs		<u>19.00</u>
Total	\$	901.71

All together being the sum of NINE HUNDRED ONE & 71/100 (\$901.71) DOLLARS with interest from the date of filing, which is claimed as a lien against said premises; said sewer rental was authorized and directed to be levied by Resolution of the Berwick Area Joint Sewer Authority.

2003 SEP -2 A 8:51

FILED
PROTHONOTARY

DICKSON, GORDNER, McDONALD AND HESS

BY:

A.J. McDonald
Anthony J. McDonald, Esquire
208 East Second Street
Berwick, PA 18603
(570) 759-9814

Date: August 25, 2003

REAL ESTATE OUTLINE

ED # _____

DATE RECEIVED 11-4-03
DOCKET AND INDEX 11-11-03
SET FILE FOLDER UP 11-11-03

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR 1200.00 ✓ CK# 82666

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Jan, 28, 2004 TIME 0930
POSTING DATE 12/17/03
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan. 7
2ND WEEK 14
3RD WEEK 21, 04

JPMORGAN CHASE BANK F/K/A CHASE
MANHATTAN SUCCESSOR BY MERGER TO
CHASE BANK OF TEXAS, NATIONAL
ASSOCIATION F/K/A TEXAS COMMERCE BANK,
NA, AS CUSTODIAN,

PLAINTIFF

VS.

DENISE PERRY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2002-CV-326

2003-ED-142

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 identified as: **326 VINE STREET BERWICK, PA 18603** as follows:

Amount due pursuant to Summary Judgment	\$29,364.94
Interest	\$2,983.50
Per diem of \$6.28 to 2/1/04	
Late Charges (\$13.24 per month to 2/1/04)	\$119.16
Escrow Deficit	\$1,500.00
TOTAL WRIT	\$33,967.60

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

Dated: 11/03/2003

Terri B. Kline
PROTHONOTARY

By *Elizabeth A. Gannon*
DEPUTY

(SEAL)

JPMORGAN CHASE BANK F/K/A CHASE
MANHATTAN SUCCESSOR BY MERGER TO
CHASE BANK OF TEXAS, NATIONAL
ASSOCIATION F/K/A TEXAS COMMERCE BANK,
NA, AS CUSTODIAN,

PLAINTIFF

VS.

DENISE PERRY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2002-CV-326

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Escrow Deficit	\$1,500.00
TOTAL WRIT	\$33,967.60

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

Dated: 11/03/2003

Fanni B. Kline
PROTHONOTARY

By *Elizabeth A. Bruner*
DEPUTY

(SEAL)

JPMORGAN CHASE BANK F/K/A CHASE
MANHATTAN SUCCESSOR BY MERGER TO
CHASE BANK OF TEXAS, NATIONAL
ASSOCIATION F/K/A TEXAS COMMERCE BANK,
NA, AS CUSTODIAN,

PLAINTIFF

VS.

DENISE PERRY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2002-CV-326

2003-ED-142
IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

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Late Charges (\$13.24 per month to 2/1/04)	\$119.16
Escrow Deficit	\$1,500.00
TOTAL WRIT	\$33,967.60

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

Dated: 1/13/2003

Fanni B. Kline
PROTHONOTARY

(SEAL)

By Elizabeth A. Barron
DEPUTY

JPMORGAN CHASE BANK F/K/A CHASE
MANHATTAN SUCCESSOR BY MERGER TO
CHASE BANK OF TEXAS, NATIONAL
ASSOCIATION F/K/A TEXAS COMMERCE BANK,
NA, AS CUSTODIAN,

PLAINTIFF

VS.

DENISE PERRY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2002-CV-326

2003-ED-142
IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

Personally appeared before me, a Notary Public in and for said Commonwealth and County,
LEON P. HALLER, ESQUIRE who being duly sworn according to law deposes and states that the
Defendant (s) above named are not in the Military or Naval Service nor are they engaged in any way
which would bring them within the Soldiers and Sailors Relief Act of 1940, as amended.

Sworn to and subscribed :

before me this 27th day :

of October 2003 :

Traci M. Colm
Notary Public

[Signature]
LEON P. HALLER, ESQUIRE

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Traci M. Colm, Notary Public
City Of Harrisburg, Dauphin County
My Commission Expires Aug. 21, 2007

Member, Pennsylvania Association Of Notaries

JPMORGAN CHASE BANK F/K/A CHASE
MANHATTAN SUCCESSOR BY MERGER TO
CHASE BANK OF TEXAS, NATIONAL
ASSOCIATION F/K/A TEXAS COMMERCE BANK,
NA, AS CUSTODIAN,

PLAINTIFF

VS.

DENISE PERRY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2002-CV-326

2003-ED-142
IN MORTGAGE FORECLOSURE

CONFIDENTIAL

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

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Sworn to and subscribed :

before me this 27th day :

of October 2003 :

Traci M. Coim
Notary Public

[Signature]
LEON P. HALLER, ESQUIRE

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Traci M. Coim, Notary Public
City Of Harrisburg, Dauphin County
My Commission Expires Aug. 21, 2007
Member, Pennsylvania Association Of Notaries

JPMORGAN CHASE BANK F/K/A CHASE
MANHATTAN SUCCESSOR BY MERGER TO
CHASE BANK OF TEXAS, NATIONAL
ASSOCIATION F/K/A TEXAS COMMERCE BANK,
NA, AS CUSTODIAN,

PLAINTIFF

VS.

DENISE PERRY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2002-CV-326

2003 ED. 142

IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 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

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 is a **record lien** 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**

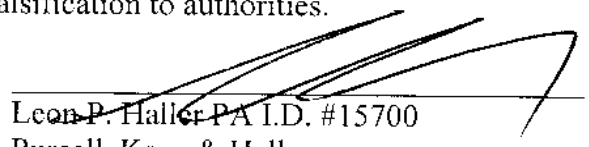
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

Noah G. Naparsteck, Esquire
120 West Main Street
Bloomsburg, PA 17815

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

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



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

DATE: October 27, 2003

JPMORGAN CHASE BANK F/K/A CHASE
MANHATTAN SUCCESSOR BY MERGER TO
CHASE BANK OF TEXAS, NATIONAL
ASSOCIATION F/K/A TEXAS COMMERCE BANK,
NA, AS CUSTODIAN,

PLAINTIFF

VS.

DENISE PERRY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2002-CV-326

2003-ED-142
IN MORTGAGE FORECLOSURE

COPY

AFFIDAVIT PURSUANT TO RULE 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

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 is a **record lien** 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**

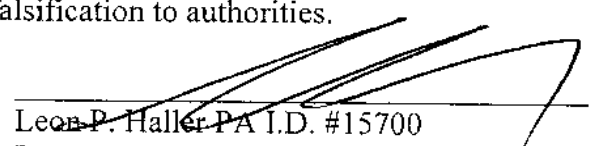
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

Noah G. Naparsteck, Esquire
120 West Main Street
Bloomsburg, PA 17815

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

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



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

DATE: October 27, 2003

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: **JPMORGAN CHASE BANK F/K/A CHASE MANHATTAN SUCCESSOR
BY MERGER TO CHASE BANK OF TEXAS, NATIONAL ASSOCIATION F/K/A TEXAS
COMMERCE BANK, NA, AS CUSTODIAN**

VS.

Defendant(s): **DENISE 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.)

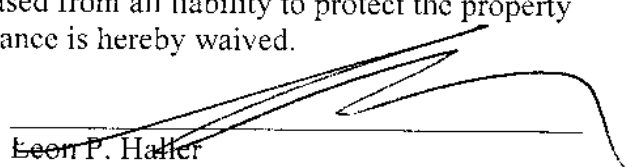
The parties to be served **PERSONALLY** and their addresses are as follows:

DENISE PERRY: 326 VINE STREET BERWICK, PA 18603

WAIVER OF WATCHMAN AND INSURANCE

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

NOW, October 27, 2003 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

JPMORGAN CHASE BANK F/K/A CHASE
MANHATTAN SUCCESSOR BY MERGER TO
CHASE BANK OF TEXAS, NATIONAL
ASSOCIATION F/K/A TEXAS COMMERCE BANK,
NA, AS CUSTODIAN,

PLAINTIFF

VS.

DENISE PERRY,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2002-CV-326

2003-ED-142

IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

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

DATE:

TIME:

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

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

THE LOCATION of your property to be sold is:

**326 VINE STREET
BERWICK, PA 18603**

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

No. 2002-CV-326

JUDGMENT AMOUNT \$29,364.94

THE NAMES OF THE OWNERS OR REPUTED OWNERS of this property is:

DENISE 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.

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

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 Jennifer P. Foster, Deed dated 10/17/97 and recorded in 5/13/98 in Columbia County Deed Book 687, Page 938, granted and conveyed unto Denise Perry and Fred Perry. The said Fred Perry passed away on January 11, 2003, thereby vesting sole title unto Denise Perry, by operation of law.

Parcel # 04.B-04-098-01

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.

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Parcel # 04.B-04-098-01

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 Jennifer P. Foster, Deed dated 10/17/97 and recorded in 5/13/98 in Columbia County Deed Book 687, Page 938, granted and conveyed unto Denise Perry and Fred Perry. The said Fred Perry passed away on January 11, 2003, thereby vesting sole title unto Denise Perry, by operation of law.

Parcel # 04.B-04-098-01

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Parcel # 04.B-04-098-01

TO THE SHERIFF OF COLUMBIA COUNTY:

ORDER FOR SERVICE

DATE: October 27, 2003

FROM:

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

CASE CAPTION:

***JPMORGAN CHASE BANK F/K/A CHASE MANHATTAN SUCCESSOR BY MERGER TO
CHASE BANK OF TEXAS, NATIONAL ASSOCIATION F/K/A TEXAS COMMERCE BANK, NA,
AS CUSTODIAN***

VS.

DENISE PERRY

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2002-CV-326

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

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

COMMERCE BANK
60-184-313

CHECK NO. CHECK DATE

002666 10/21/2000

CHECK AMOUNT

*****1,200.00

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

PAY
TO THE
ORDER
OF

SHERIFF OF COLUMBIA COUNTY

VOID AFTER 90 DAYS

[Signature]

⑈082666⑈ ⑆031301846⑆ 51 320931 2⑈

82666

Details on back

Security Features Included