

RECORD OWNER AND

LIEN CERTIFICATE

Commonwealth Land Title Insurance Company

Premier Real Estate Settlement Services, Inc.

Elwood R. Harding, Jr., Agent

No. 2004-010

ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN

CERTIFICATE NO. 2004 – 010

Subject to the encumbrance and claims as follows:

TAXES: Account No. 04A-08-080

Lienable Water and Sewer Rents – Collected by Sheriff

Mechanics and Municipal Claims – Collected By Sheriff

Mortgages: 1) Harold B. Stein to Bank United of Texas

Dated June 6, 1995

Recorded in Columbia County Record Book 588, page 313

Washington Mutual Bank FA - vs. Harold B. Stein

Complaint in Mortgage Foreclosure filed on December 3, 2001 to # 1271-CV- 2001.

Defendant served by Process Server on January 8, 2002

Judgment in Mortgage Foreclosure filed April 17, 2002

Praecipe for Writ of Execution filed April 17, 2002

served by mail to last known address – December 27, 2002

2) Harold B. Stein to Commercial Credit

Dated: 2-15-99

Recorded in CCRB 715, pg 852

Service tried by certified mail – no forwarding address

3) Harold B. Stein to Guaranty Insurance Corporation

Dated January, 2000

Recorded as Instrument No. 200000369

Notice served by Certified Mail

Bankruptcies: None of record in Columbia County

Exceptions: NONE

NOTE: The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or removal of items and exceptions will not be made on this Certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Record Owner and Lien Certificate

Order No. 2004 -010

Effective Date: March 24, 2004

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as a abstractor for its negligence, mistakes or omissions in a sum not exceeding Two Thousand Dollars unless otherwise endorsed hereon.

.....
Legal Description – See attached Exhibit A

Record Owner: Harold B. Stein

Title to the said premises is vested in Harold B. Stein

This Deed

Made the Sixth day of January, in the year
Nineteen hundred and Ninety-four (1994).

Between

FREDERICK R. LUTZ AND KATHRYN D. LUTZ, HUSBAND AND
WIFE, both of 426 East 5th Street, Berwick, Pennsylvania 18603
GRANTORS

A
M
D

HAROLD B. STEIN of 320 East 13th Street, Berwick,
Pennsylvania 18603

GRANTEE

Witnesseth. That in consideration of SIXTY NINE THOUSAND

(\$69,000.00)-----Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said grantor To

hereby grant and convey to the said grantee his heirs and assigns,

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

BEGINNING at a point on the southerly side of Fifth Street, east
of Walnut Street, at the northwest corner of Lot No. 8; thence
along Fifth Street in a westerly direction 49-1/2 feet to a corner
of Lot No. 6; thence along same in a southerly direction 165-1/2
feet to an alley; thence along same in an easterly direction 49-
1/2 feet to corner of Lot No. 8; thence along same in a northerly
direction 165-1/2 feet to Fifth Street, the place of beginning.
Same being Lot Number Seven in Owen's Addition to the Borough of
Berwick.

BEING the same premises which Maurice L. Earley and Elizabeth J.
Earley, husband and wife, by deed dated July 23, 1985 and recorded
in Columbia County Record Book 351 at page 676, granted and
conveyed unto Frederick R. Lutz and Kathryn D. Lutz, husband and
wife, grantors herein.

Berwick Boro
REAL ESTATE TRANSFER TAX
Amount 345.00 Paid 1-9-95

THE BERWICK AREA SCHOOL DISTRICT
REAL ESTATE TRANSFER TAX
Amount 345.00 Paid 1-9-95

BK 588FG0310

SHERIFF'S SALE COST SHEET

Washington Mutual Bank vs. Harold Stein
 NO. 151-03 ED NO. 1271-01 JD DATE/TIME OF SALE 3-24-04 1000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>240.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>57.50</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>8.00</u>	
NOTARY	\$ <u>8.00</u>	
TOTAL *****		\$ <u>502.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>615.44</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>840.44</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20__	\$ <u>351.32</u>	
SCHOOL DIST. 20__	\$	
DELINQUENT 20__	\$ <u>5.60</u>	
TOTAL *****		\$ <u>356.32</u>

MUNICIPAL FEES DUE:		
SEWER 20__	\$ <u>913.64</u>	
WATER 20__	\$	
TOTAL *****		\$ <u>913.64</u>

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>- 0 -</u>

TOTAL COSTS (OPENING BID) \$ 2833.90

Legend

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Washington Mutual Bank vs Harold Stein

NO. 151-03 ED NO. 1271-01 JD

DATE/TIME OF SALE: 3-24-04 1000

BID PRICE (INCLUDES COST) \$ 48,000.00

POUNDAGE - 2% OF BID \$ 960.00

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

LIEN CERTIFICATE \$ 250.00

MISC. COSTS \$ 2833.90

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4043.90

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

Att. for Plaintiff

TOTAL DUE: \$ 4043.90

LESS DEPOSIT: \$ 1200.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2843.90

Law Offices
Spear and Hoffman, P.A.

Irvine C. Spear (1922-1976)

August 2, 2004

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

Re: Washington Mutual Bank, F.A.
vs.
Harold B. Stein
426 EAST FIFTH STREET, BERWICK, PA 18603
Loan no. 6100092938
Our file no. WMS-P-416
Docket No.: 2001-CV-1271

Dear Mr. Chaimberlain:

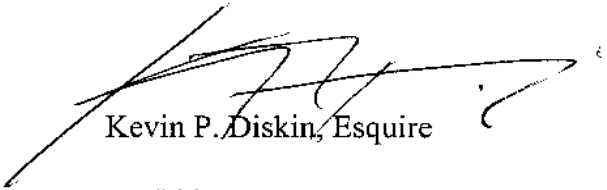
Please find enclosed a copy of the recorded Assignment of Mortgage pertaining to the above referenced matter, which went to Sheriff's Sale on March 24, 2004.

Please prepare the Sheriff's Deed as previously instructed and forward same to the Recorder of Deeds for recording.

Thank you for your kind attention to this matter.

Very truly yours,

SPEAR AND HOFFMAN, PA



Kevin P. Diskin, Esquire

BD/kkh

enclosures

COUNTY OF COLUMBIA
RECORDER OF DEEDS
Beverly J. Michael, Recorder
35 West Main Street
Bloomsburg, PA 17815

Instrument Number - 200408384
Recorded On 7/23/2004 At 1:27:06 PM
* Instrument Type - ASSIGNMENT OF MORTGAGE
Invoice Number - 68372
* Grantor - STEIN, HAROLD B
* Grantee - FAIRBANKS CAPITAL CORP
User - MJS

* Total Pages - 5

* FEES

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
RECORDING FEES -	\$13.00
RECORDER	
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL	\$28.50

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
MAIL LAW OFFICES OF SPEAR & HOFFMAN, PA

I hereby CERTIFY that this document is
recorded in the Recorder's Office of
Columbia County, Pennsylvania.



Beverly J. Michael

Beverly J. Michael
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

LASM2
LOAN # 00009293
POOL/COMMT.#
PREPARED BY: JOANNA CAMBLIN
(713) 964-7175

When recorded return to :
American Release Corporation
15511 State Highway 13
Branson West, MO. 65737
FCC 000 468 5228

ION

ASSIGNMENT OF MORTGAGE

Know all Men by these Presents, that, **BANK UNITED OF TEXAS FSB, 3200
SOUTHWEST FREEWAY, #2000, HOUSTON, TEXAS 77027**

, a corporation organized
and existing under the laws of **THE UNITED STATES** referred to as
ASSIGNOR, for and in consideration of the sum of ONE DOLLAR and OTHER VALUABLE
CONSIDERATION lawful money of the United States of America, and other good and valuable
consideration, to it in hand paid by

Fairbanks Capital Corporation as Servicing Agent
800 DW Mortg Cap. Inc. 3815 S. West Temple Salt Lake City UT 84115
or before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged, has
granted, bargained, sold, assigned, transferred and set over, and by these presents does grant, bargain, sell,
assign, transfer and set over unto the said ASSIGNEE and its successors and assigns all that certain
INDENTURE OF MORTGAGE bearing date of **JANUARY 06, 1995** made
and executed by **HAROLD B. STEIN, UNMARRIED**

hereinafter referred to as MORTGAGOR,
to said **BANK UNITED OF TEXAS FSB**
, to secure the sum of \$ *****62,100.00** covering premises
situate **426 EAST FIFTH STREET, BERWICK, PENNSYLVANIA 18603**

and recorded on *January 9, 1995* in the Official Records
of **COLUMBIA** County, **PENNSYLVANIA** in BOOK
588 ✓ of Mortgages, PAGE *313* ✓, DOCUMENT #

SEE ATTACHED LEGAL DESCRIPTION.

THE WITHIN MORTGAGE IS A FIRST PURCHASE MONEY MORTGAGE, THE
CONSIDERATION FOR WHICH CONSTITUTES A PART OF THE PURCHASE PRICE
OF THE WITHIN DESCRIBED PROPERTY.
BEING THE SAME PREMISES CONVEYED TO THE MORTGAGOR HEREIN BY DEED
FROM FREDERICK AND KATHRYN LUTZ, OF EVEN DATE, TO BE RECORDED
SIMULTANEOUSLY HERewith.

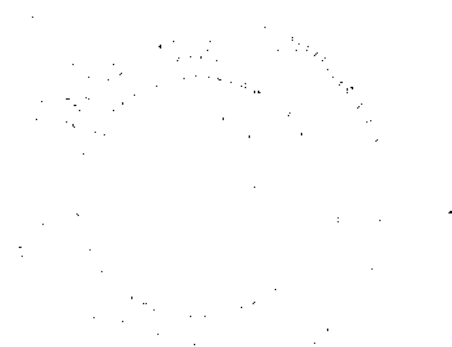


Exhibit "A"

All THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, Columbia County and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of Fifth Street, east of Walnut Street, at the northwest corner of Lot No. 8; thence along Fifth Street in a westerly direction 49-1/2 feet to a corner of Lot No. 6; thence along same in a southerly direction 165-1/2 feet to an alley; thence along same in an easterly direction 49-1/2 feet to corner of Lot No. 8; thence along same in a northerly direction 165-1/2 feet to Fifth Street, the place of beginning. Same being Lot Number Seven in Owen's Addition to the Borough of Berwick.

LASM2
LOAN # 00009293
POOL/COMMT.#
PREPARED BY: JOANNA CAMBLIN
(713) 964-7175

When recorded return to :
American Release Corporation
15511 State Highway 13
Branson West, MO. 65737
FCC 000 468 5228

ION

ASSIGNMENT OF MORTGAGE

Know all Men by these Presents, that, BANK UNITED OF TEXAS FSB, 3200
SOUTHWEST FREEWAY, #2000, HOUSTON, TEXAS 77027

and existing under the laws of THE UNITED STATES, a corporation organized
ASSIGNOR, for and in consideration of the sum of ONE DOLLAR and OTHER VALUABLE
CONSIDERATION lawful money of the United States of America, and other good and valuable
consideration, to it in hand paid by

Fairbanks Capitol Corporation as Servicing Agent
BORDW Mortg Cap. Inc. 3815 S. West Temple Salt Lake City UT 84115
or before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged, has
granted, bargained, sold, assigned, transferred and set over, and by these presents does grant, bargain, sell,
assign, transfer and set over unto the said ASSIGNEE and its successors and assigns all that certain
INDENTURE OF MORTGAGE bearing date of JANUARY 06, 1995
and executed by HAROLD B. STEIN, UNMARRIED

to said BANK UNITED OF TEXAS FSB hereinafter referred to as MORTGAGOR,
situate 426 EAST FIFTH STREET, BERWICK, PENNSYLVANIA 18603
and recorded on January 9, 1995 covering premises
of COLUMBIA 588

SEE ATTACHED LEGAL DESCRIPTION, of Mortgages, PAGE 313 PENNSYLVANIA in the Official Records
THE WITHIN MORTGAGE IS A FIRST PURCHASE MONEY MORTGAGE, THE DOCUMENT # in BOOK
CONSIDERATION FOR WHICH CONSTITUTES A PART OF THE PURCHASE PRICE
OF THE WITHIN DESCRIBED PROPERTY.
BEING THE SAME PREMISES CONVEYED TO THE MORTGAGOR HEREIN BY DEED
FROM FREDERICK AND KATHRYN LUTZ, OF EVEN DATE, TO BE RECORDED
SIMULTANEOUSLY HEREWITH.

Eq-1069173 (9410)

Together with hereditaments, and premises in and by said indenture of mortgage particularly described and granted, or mentioned and intended so to be, with the appurtenances, and the bond or obligation in said indenture of mortgage mentioned and thereby intended to be secured and all incidental or supplemental documents, or instruments, if any, secured or intended to be secured thereby, and all monies due and to grow due thereon, and all its estate, right, title, interest, property, claim and demand in and to the same.

To have and to hold the same unto the said ASSIGNEE and its successors and assigns, to its proper use, benefit and behoof forever, subject, nevertheless, to the equity of redemption of said MORTGAGOR in said indenture of mortgage named, and the heirs, executors, administrators, successors and assigns of said MORTGAGOR therein.

In Witness Whereof, the said ASSIGNOR has caused its corporate seal to be hereto affixed and these presents to be duly executed by its proper offices.

I HEREBY CERTIFY THE ASSIGNEE ADDRESS IS

BANK UNITED OF TEXAS FSB

By: [Signature]
BARBARA ROBERTS ASST VICE PRESIDENT Date
By: [Signature]
NORMA McCLELLAN ASSISTANT SECRETARY Date

STATE OF TEXAS

)
) SS

COUNTY OF HARRIS

)

Be It Remembered That On This 6TH day of JANUARY, 1995 before me,
the undersigned authority, personally appeared BARBARA ROBERTS
who is the ASST VICE PRESIDENT and NORMA McCLELLAN
who is the ASSISTANT SECRETARY of BANK UNITED OF TEXAS FSB

who is personally known to me and I am satisfied both are the persons who signed the within instrument, and (s)he acknowledged that (s)he signed, sealed with the corporate seal and delivered the same as such officer aforesaid, and that the within instrument is the voluntary act and deed of such corporation, made by virtue of a Resolution of its Board of Directors.

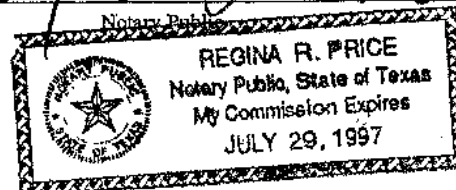


Exhibit "A"

All

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

BEGINNING at a point on the southerly side of Fifth Street, east of Walnut Street, at the northwest corner of Lot No. 8; thence along Fifth Street in a westerly direction 49-1/2 feet to a corner of Lot No. 6; thence along same in a southerly direction 165-1/2 feet to an alley; thence along same in an easterly direction 49-1/2 feet to corner of Lot No. 8; thence along same in a northerly direction 165-1/2 feet to Fifth Street, the place of beginning. Same being Lot Number Seven in Owen's Addition to the Borough of Berwick.

Law Offices
Spear and Hoffman, P.A.

Irvine C. Spear (1922-1976)

March 25, 2004

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

Re: WASHINGTON MUTUAL BANK, FA
vs
HAROLD B. STEIN
Docket# 2001-CV-1271

Dear Sir/Madam:

As you are aware this office represents the above referenced Plaintiff with respect to the mortgage foreclosure action against HAROLD B. STEIN.

This letter will serve as authorization for you to ASSIGN the Plaintiff's successful bid at the COLUMBIA COUNTY Sheriff's Sale held on March 24, 2004 to:

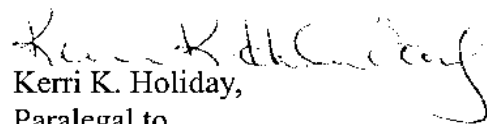
**Fairbanks Capital Corp. as servicing agents for DLJ Mortgage Capital, Inc.
3815 South West Temple
Salt Lake City, UT 84115**

Please prepare a Sheriff's Deed naming the Grantee to the subject property as listed above.

As always, if you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

SPEAR AND HOFFMAN, P.A.


Kerri K. Holiday,
Paralegal to
Kevin P. Diskin, Esquire

enclosures

NJ/PA: 1020 North Kings Highway/Suite 210/Cherry Hill, New Jersey 08034/(856)755-1560/Fax (856) 755-1570

SPEAR AND HOFFMAN, P.A.

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

WACHOVIA BANK, N.A.
55-2-212

98598

3/25/2004

PAY TO THE
ORDER OF Sheriff of Columbia County

\$ **2,843.90

Two Thousand Eight Hundred Forty-Three and 90/100 *****

DOLLARS

Sheriff of Columbia County
Columbia County Courthouse
PO Box 380

35 West Main St.

Bloomsburg, PA 17815

MEMO WMS-P-416/STEIN STL SALE W/ SHERIFF

SPEAR AND HOFFMAN, P.A.

⑈00098598⑈ ⑆021200025⑆ 2000111837257⑈

Details on back



Security Features Included

Law Offices

Spear and Hoffman, P.A.

Irvine C. Spear (1920-1970)

January 27, 2004

OFFICE OF THE SHERIFF

Attn: Wendy

COLUMBIA COUNTY COURTHOUSE

P.O. BOX 380

BLOOMSBURG, PA 17815

RE: WASHINGTON MUTUAL BANK, FA vs. HAROLD B. STEIN
Docket No. 2001-CV-1271
Sale Scheduled for January 28, 2004
Our File # WMS-P-416

3-3-41
1650

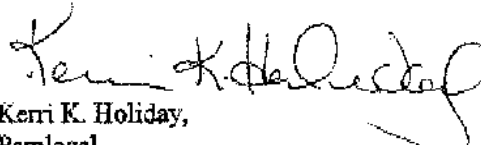
Dear Wendy:

Kindly continue the above-referenced sale for thirty (30) days. Please contact me once you have established the new sale date.

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

Very truly yours,

SPEAR AND HOFFMAN, P.A.


Kerri K. Holiday,
Paralegal

/ksh

Fax transmission only to (570) 389-5625

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

**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date November 14, 2003

OWNER OR REPUTED OWNER

Harold B Stein

DESCRIPTION OF PROPERTY

426 East Fifth St
.19 acre

PARCEL NUMBER

04A,08-080-00,000

IN Berwick Borough Township
Borough
City

This is to certify that, according to our records, there are no unpaid Taxes 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

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00
Per Parcel **bb**

2003 School & County/Borough taxes were paid



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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name Kevin P. Diskin, ESQUIRE Telephone Number: Area Code (856) 755-1560
Street Address 1020 Kings Highway, Suite 210 City Cherry Hill, State NJ Zip Code 08034

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s) <u>Columbia County Sheriff</u>	Grantee(s)/Lessee(s) <u>Bankers Trust Corp. as mortgagee in DEED</u>
Street Address <u>Columbia County Courthouse</u>	Street Address <u>10000 Morrisville Road</u>
City <u>Harrisburg</u> State <u>PA</u> Zip Code <u>17105</u>	City <u>East Lake City</u> State <u>MD</u> Zip Code <u>21045</u>

C PROPERTY LOCATION

Street Address 124 West Fifth Street City, Township, Borough Bucks
County Columbia School District Bucks Tax Parcel Number 04-A-08-080

D VALUATION DATA

1. Actual Cash Consideration <u>\$1,043,900</u>	2. Other Consideration <u>+ 0</u>	3. Total Consideration <u>= \$1,043,900</u>
4. County Assessed Value <u>\$1,245,000.00</u>	5. Common Level Ratio Factor <u>x 80</u>	6. Fair Market Value <u>= \$68,793.20</u>

E EXEMPTION DATA

1a. Amount of Exemption Claimed <u>100%</u>	1b. Percentage of Interest Conveyed <u>100%</u>
--	--

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 588, Page Number 313
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

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

Signature of Correspondent or Responsible Party

Kevin P. Diskin 3/25/04

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



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

COPY

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

Telephone Number:

Kevin P. Diskin, ESQUIRE

Area Code (856) 755-1560

Street Address

City

State

Zip Code

1020 Kings Highway, Suite 210 Cherry Hill, NJ 08034

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Grantee(s)/Lessee(s)

Street Address

Street Address

City

State

Zip Code

City

State

Zip Code

C PROPERTY LOCATION

Street Address

City, Township, Borough

County

School District

Tax Parcel Number

D VALUATION DATA

1. Actual Cash Consideration

2. Other Consideration

3. Total Consideration

4. County Assessed Value

5. Common Level Ratio Factor

6. Fair Market Value

E EXEMPTION DATA

1a. Amount of Exemption Claimed

1b. Percentage of Interest Conveyed

100%

100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
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- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
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- ☐ 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

Kevin P. Diskin

3/25/04

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



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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name

Telephone Number:

Kevin P. Diskin, ESQUIRE

Area Code (856) 755-1560

Street Address

City

State

Zip Code

1020 Kings Highway, Suite 210 Cherry Hill, NJ 08034

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Grantee(s)/Lessee(s)

Street Address

Street Address

City

State

Zip Code

City

State

Zip Code

C PROPERTY LOCATION

Street Address

City, Township, Borough

County

School District

Tax Parcel Number

D VALUATION DATA

1. Actual Cash Consideration

2. Other Consideration

3. Total Consideration

4. County Assessed Value

5. Common Level Ratio Factor

6. Fair Market Value

E EXEMPTION DATA

1a. Amount of Exemption Claimed

1b. Percentage of Interest Conveyed

100%

100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or Intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 588, Page Number 513
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

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

Signature of Correspondent or Responsible Party

Kevin P. Diskin

3/25/04

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

Law Offices

Spear and Hoffman, P.A.

Irvine C. Spear (1927-1976)

January 29, 2004

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

RE: WASHINGTON MUTUAL BANK, FA vs. HAROLD B. STEIN
Docket No. 2001-CV-1271
Sale Scheduled for January 28, 2004
Our File # WMS-P-416

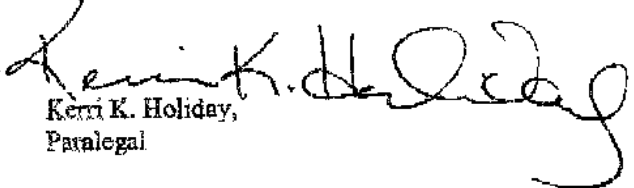
Dear Sir or Madam:

Kindly continue the above-referenced sale until March 24, 2004.

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

Very truly yours,

SPEAR AND HOFFMAN, P.A.


Kerri K. Holiday,
Paralegal

/kch

Fax transmission only to (570) 389-5625

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

COUNTY OF COLUMBIA } SS

24/5/1

2154

Commission Expires

Notarial Seal

Dennis L. Ashenfelder, Notary Public

Scott Twp., Columbia County

My Commission Expires July 3, 2007

Member, I hereby certify Of Notaries

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

December 24, 2003

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

Re: WASHINGTON MUTUAL BANK, FA
vs.
HAROLD B. STEIN
Docket: 2001-CV-1271
Sale Date: JANUARY 28, 2004

To Whom It May Concern:

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

Sincerely,



BONNIE DAHL, Esquire
Attorney for Plaintiff

encls.

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

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

WASHINGTON MUTUAL BANK, FA

COURT OF COMMON PLEAS
COLUMBIA COUNTY

vs.

DOCKET NO. 2001-CV-1271

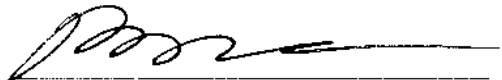
HAROLD B. STEIN
Defendant

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

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

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

Respectfully submitted,
SPEAR & HOFFMAN, P.A.

BY: 

BONNIE DAHL, ESQUIRE

Exhibit "A"

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

Name and
Address
of Sender

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

☐ Return Receipt
for Merchandise
☐ Init. Recorded Del.
☐ Express Mail

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

Attach stamp here if issued as
certificate of mailing or for
additional copies of this bill.

Postmark and Date of Receipt

Line	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge (if Regs.)	Act. Value (if Regs.)	Insured Value	Due Sender if COD	R. R. Fee	S. D. Fee	S. H. Fee	Rest Del. Fee Remarks
1	STEIN N. LTRS 1/28/04										
2	TMS COMMERCIAL CREDIT CORPORATION 326 EAST STREET BLOOMSBURG, PA 17815										
3	GUARANTY INSURANCE CORPORATION 270 EAST KELBAUM AVENUE MILWAUKEE, IL 53202										
4	DOMESTIC RELATIONS P.O. BOX 360 BLOOMSBURG, PA 17815										
5	COLUMBIA COUNTY TAX CLAIM BUREAU P.O. BOX 360 BLOOMSBURG, PA 17815										
6	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-LEIN BUREAU OF COMPLIANCE DEPT. 280946 HARRISBURG, PA 17128-0946										
7	ATTENTION: SUE BLOUGH										
8	COMMONWEALTH OF PENNSYLVANIA INHERITANCE TAX DIVISION DEPARTMENT 280001 HARRISBURG, PA 17128-0601										
9	TENANT(S) OCCUPANT(S) 426 EAST FIFTH STREET BERWICK, PA 18603										
10											
11											
12											
13											
14											
15											



Total Number of Pieces
Listed by Sender

Total Number of Pieces
Received at Post Office

Postmaster, Per (Name of Rectifying Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual B900, B913, and B921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Specific handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.

PS Form 3877, February 1994

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

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

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

SENDER: COMPLETE THIS SECTION
Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

COMPLETE THIS SECTION ON DELIVERY
A. Signature *J. Green* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *J. Green*
C. Date of Delivery *11/17/00*
D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

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

2. Article Number (Transfer from service label) **7002 3150 0006 4911 5037**
PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-098

SENDER: COMPLETE THIS SECTION
Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
Washington Mutual Bank, F.A.
9451 Corbin Ave.
Northridge, CA 91328

COMPLETE THIS SECTION ON DELIVERY
A. Signature *John P. Robinson* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *John P. Robinson*
C. Date of Delivery *NOV 17 2000*
D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

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

2. Article Number (Transfer from service label) **7002 3150 0006 4911 4986**
PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-098

SENDER: COMPLETE THIS SECTION
Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
Guaranty Insurance Corporation
270 East Kelbaum Ave.
Milwaukee, IL 53202

COMPLETE THIS SECTION ON DELIVERY
A. Signature *R. Collins* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *R. Collins*
C. Date of Delivery *11/17/00*
D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☒ No

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

2. Article Number (Transfer from service label) **7002 3150 0006 4911 5006**
PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-01

COMPLETE THIS SECTION ON DELIVERY
A. Signature *John P. Robinson* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *John P. Robinson*
C. Date of Delivery *NOV 17*
D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No
3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

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

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

COMPLETE THIS SECTION ON DELIVERY
A. Signature *R. Collins* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *R. Collins*
C. Date of Delivery *NOV 17 2000*
D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No
3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

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

1. Article Addressed to:
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SAL
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

SECTION ON DELIVERY

A. Signature *Samuel J. Ventresca* ☒ Agent ☐ Addressee

B. Received by (Printed Name) _____ C. Date of Delivery *NOV 1 1 2001*

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7002 3150 0006 4911 5051

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-0584

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
Commonwealth of PA
Dept. 280946
Harrisburg, PA 17128

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Samuel J. Ventresca* ☒ Agent ☐ Addressee

B. Received by (Printed Name) _____ C. Date of Delivery *NOV 1 1 2001*

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7002 3150 0006 4911 5013

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-09

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
Commonwealth of PA
Dept. 280601
Harrisburg, PA 17128

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Samuel J. Ventresca* ☒ Agent ☐ Addressee

B. Received by (Printed Name) _____ C. Date of Delivery *NOV 1 1 2001*

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7002 3150 0006 4911 5020

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-01

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

December 24, 2003

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

Re: WASHINGTON MUTUAL BANK, FA
vs.
HAROLD B. STEIN
Docket: 2001-CV-1271
Sale Date: JANUARY 28, 2004

To Whom It May Concern:

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

Sincerely,



BONNIE DAHL, Esquire
Attorney for Plaintiff

cncls.

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

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

WASHINGTON MUTUAL BANK, FA

COURT OF COMMON PLEAS
COLUMBIA COUNTY

vs.

DOCKET NO. 2001-CV-1271

HAROLD B. STEIN
Defendant

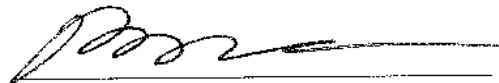
CERTIFICATION OF NOTICE TO LIEN HOLDERS
PURSUANT TO PA R.C.P. 3129.2 (C) (2)

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

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

Respectfully submitted,
SPEAR & HOFFMAN, P.A.

BY:



BONNIE DAHL, ESQUIRE

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

December 24, 2003

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COLUMBIA COUNTY COURTHOUSE
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35 WEST MAIN ST
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Please file and docket the original, and return one time-stamped copy in the enclosed envelope provided.

Sincerely,



BONNIE DAHL, Esquire
Attorney for Plaintiff

encls.

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

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

WASHINGTON MUTUAL BANK, FA

COURT OF COMMON PLEAS
COLUMBIA COUNTY

vs.

DOCKET NO. 2001-CV-1271

HAROLD B. STEIN
Defendant

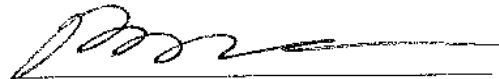
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Respectfully submitted,
SPEAR & HOFFMAN, P.A.

BY:



BONNIE DAHL, ESQUIRE

Exhibit "A"

Speat and Hoffman

1020 N. Kings Highway, Suite 210
Cherry Hill, NJ 08034

Name and Address of Sender

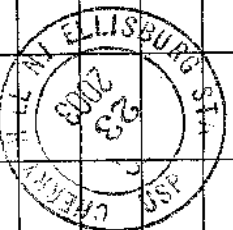
Indicate type of mail:
☐ Registered
☐ Insured
☐ COD
☐ Certified
☐ Return Receipt for Merchandise
☐ Int'l Recorded Del.
☐ Express Mail

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

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

210

Line	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)	Insured Value	Due Sender If COD	R. H. Fee	S. O. Fee	S. H. Fee	Reg. Del. Fee	Int'l. Del. Fee
1	STEIN N. LTRS 326 EAST STREET BLOOMSBURG, PA 17815											
2	1/28/04 TMS GUARANTY INSURANCE CORPORATION 270 EAST KELBAUM AVENUE MILWAUKEE, IL 53202											
3	DOMESTIC RELATIONS P.O. BOX 380 BLOOMSBURG, PA 17815											
4	COLUMBIA COUNTY TAX CLAIM BUREAU P.O. BOX 380 BLOOMSBURG, PA 17815											
5	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-LEIN BUREAU OF COMPENSATION DEPT. 280946 HARRISBURG, PA 17128-0946											
6	ATTENTION: SUE BLOUGH COMMONWEALTH OF PENNSYLVANIA INHERITANCE TAX DIVISION DEPARTMENT 280601 HARRISBURG, PA 17128-0601											
7	TENANT(S) OCCUPANT(S) 426 EAST FIFTH STREET BERWICK, PA 18603											
8												
9												
10												
11												
12												
13												
14												
15												



PS Form 3877, February 1994

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

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

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

December 24, 2003

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BONNIE DAHL, Esquire
Attorney for Plaintiff

encls.

cc: Sheriff of COLUMBIA (w/encl.)
OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
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Spear & Hoffman, P.A.
BONNIE DAHL, ESQUIRE
Attorney I.D. No. 79294
1020 N. Kings Highway, Suite 210
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(856) 755-1560
Attorney for Plaintiff

WASHINGTON MUTUAL BANK, FA

COURT OF COMMON PLEAS
COLUMBIA COUNTY

vs.

DOCKET NO. 2001-CV-1271

HAROLD B. STEIN
Defendant

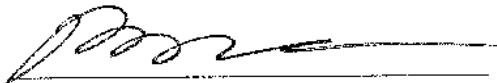
CERTIFICATION OF NOTICE TO LIEN HOLDERS
PURSUANT TO PA R.C.P. 3129.2 (C) (2)

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

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

Respectfully submitted,
SPEAR & HOFFMAN, P.A.

BY:



BONNIE DAHL, ESQUIRE

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

December 24, 2003

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

Re: WASHINGTON MUTUAL BANK, FA
vs.
HAROLD B. STEIN
Docket: 2001-CV-1271
Sale Date: JANUARY 28, 2004

To Whom It May Concern:

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

Sincerely,



BONNIE DAHL, Esquire
Attorney for Plaintiff

encls.

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

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

WASHINGTON MUTUAL BANK, FA

COURT OF COMMON PLEAS
COLUMBIA COUNTY

vs.

DOCKET NO. 2001-CV-1271

HAROLD B. STEIN
Defendant

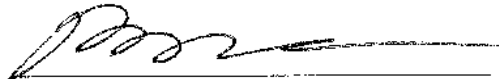
CERTIFICATION OF NOTICE TO LIEN HOLDERS
PURSUANT TO PA R.C.P. 3129.2 (C) (2)

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Respectfully submitted,
SPEAR & HOFFMAN, P.A.

BY:



BONNIE DAHL, ESQUIRE

Exhibit "A"

Spear and Hoffman

1020 N. Kings Highway, Suite 210
Cherry Hill, NJ 08034

Name and Address of Sender

Indicate type of mail:
☐ Registered
☐ Insured
☐ COD
☐ Certified
☐ Return Receipt for Merchandise
☐ Int'l Recorded Del.
☐ Express Mail

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

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

Line	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)	Insured Value	Due Sender if COD	R. R. Fee	S. D. Fee	S. H. Fee	Post Del. Fee
1	STEIN N. LTRS 326 EAST STREET BLOOMSBURG, PA 17815										
2	1/28/04 TMS GUARANTY INSURANCE CORPORATION 270 EAST KELBAUM AVENUE MILWAUKEE, IL 53202										
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											



Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Recipient Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, 5913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.
7	7		

Law Offices
Spear and Hoffman, P.A.

Jessie C. Spear (1922-1976)

FAX COVER

Date: 12/24/03

Number of Pages including cover sheet: 2

To: TIM CHAMBERLAIN

Phone:(570) 389-5622

Fax:(570) 389-5625

From: THERESA SNYDER

Phone: 856-755-1560

Fax no.: 856-755-1570

email: Bdahl@spearhoffman.com

REMARKS: ☐ Urgent ☒ For your review ☐ Reply ASAP ☐ Please comment

RE: WASHINGTON MUTUAL BANK, FA

vs.

DOCKET NO. 2001-CV-1271

HAROLD B. STEIN

Defendant

Dear Mr. Chamberlain: PLEASE POST THE PROPERTY PER C.O.. I am sending the copy of
the Court Order to you. Thanks

CONFIDENTIALITY NOTICE:

SPEAR AND HOFFMAN, P.A.
BY: LAURENCE R. CHASEIN, ESQUIRE
ATTORNEY I.D. NO. 77558
1020 NORTH KINGS HIGHWAY, SUITE 210
CHERRY HILL, NEW JERSEY 08034
(609) 755-1560, FAX (609) 755-1570
ATTORNEY FOR PLAINTIFF *6102892938*

WASHINGTON MUTUAL BANK, FA

PLAINTIFF,

vs.

HAROLD B. STEIN

DEFENDANT(S)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

ORDER

AND NOW, this *24th* day of *December*, 200*2* pursuant to Plaintiff's Motion for Special Service and accompanying Memorandum of Law in Support thereof, it is hereby ORDERED that Plaintiff's Motion is hereby GRANTED;

Service shall be deemed proper upon the following methods:

X

certified and regular mail at last known address

—

Other, as required by the Court: *None*

It is further ORDERED that all subsequent pleadings shall be deemed properly served upon defendants by the above methods of service or the methods of service as prescribed by Rule 440 of the Pennsylvania Rules of Civil Procedure regarding service of legal papers other than original process without further application to this Court for allowance of special service.

18 Thomas A. James Jr.

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

WASHINGTON MUTUAL BANK, FA

VS.

HAROLD B. STEIN

WRIT OF EXECUTION #151 OF 2003 ED

POSTING OF PROPERTY

DECEMBER 18, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF HAROLD B. STEIN AT 426 E. 5TH STREET BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF G. MILLARD.

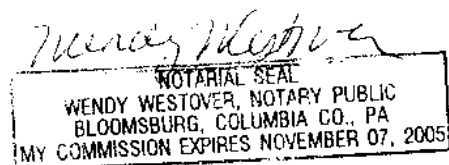
SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 18TH DAY OF DECEMBER 2003



COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/7/2003

SERVICE# 1 - OF - 17 SERVICES
DOCKET # 151ED2003

PLAINTIFF WASHINGTON MUTUAL BANK, F.A.

DEFENDANT HAROLD B. STEIN

PERSON/CORP TO SERVED
HAROLD STEIN
426 E. 5TH ST.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

11/13/03 1105 DIAMOND HOUSE EMPTY

DEPUTY _____ DATE _____

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

WASHINGTON MUTUAL BANK, FA

PLAINTIFF,

vs.

HAROLD B. STEIN

DEFENDANT(S)

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

2003-ED-151

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 426 EAST FIFTH STREET
BERWICK, PA 18603

Amount Due	\$81,334.76
6% Interest from APRIL 13, 2002 Thru _____ (Date of Sale)	\$
Total	\$
Plus costs as endorsed	\$

Fanni B. Reina *FRB*
Prothonotary, Common Pleas
Court of Columbia County

Dated: *11/07/2003*

(seal)

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

COPY

WASHINGTON MUTUAL BANK, FA
PLAINTIFF,

vs.

HAROLD B. STEIN
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

2003-ED-151

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

Your house (real estate) at:

426 EAST FIFTH STREET
BERWICK, PA 18603

is scheduled to be sold at Sheriff's Sale on January 28, 2004 at:

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

at 10:00 a.m./p.m. to enforce the court judgment of \$81,334.76 obtained by
WASHINGTON MUTUAL BANK, FA against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

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

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

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

Tax Notice 2003 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 03/01/2003 BILL NO. 6035

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	24,569	5.646	135.95	138.72	152.59
SINKING		.845	20.34	20.76	22.84
LIGHT		.75	18.06	18.43	19.35
FIRE		1.25	30.10	30.71	32.25
BORO RE		6.1	146.87	149.87	157.36

PAY THIS AMOUNT	APR 30 If paid on or before	JUNE 30 If paid on or before	JUNE 30 If paid after
351.32	358.49	384.39	

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

STEIN HAROLD B
426 EAST FIFTH 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	Penalty	PARCEL	Land	Buildings	Total Assessment	FILE COPY
2 %	2 %	2 %	10 %	04A-08 -080-00.000	3,300	21,269	24,569	FILE COPY
				426 E 5TH ST L 7				
				1894 Acres				

4/30/03

TAX NOTICE 2003 SCHOOL REAL ESTATE
BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
CONNIE C. GINGHER
1615 LINCOLN AVENUE
BERWICK, PA 18603

TAX NOTICE		2003 SCHOOL REAL ESTATE							
BERWICK BOROUGH									
MAKE CHECKS PAYABLE TO:									
CONNIE C. GINGER									
1615 LINCOLN AVENUE									
BERWICK, PA 18603									
HOURS		MON, TUES, THURS, FRI 9:30am							
-4pm DURING DISCT.		CLOSED WED							
FRI AND HOLIDAY AFTER DISCT.									
PHONE 570-752-7442									

SCHOOL PENALTY AT 10%

M STEIN HAROLD B
A 426 EAST FIFTH STREET
I BERWICK PA 18603
L
T
O

PROPERTY DESCRIPTION	ACCT.	4529
PARCEL 04A08 08000000		
426 E 5TH ST	3300.00	
0588-0310	21269.00	
0.19 ACRES		

Original

9/12

CK 756.04
CK# 749342351

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 784-6300

Wednesday, November 12, 2003

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

**WASHINGTON MUTUAL BANK, F.A.
VS
HAROLD B. STEIN**

DOCKET # 151ED2003

JD # 1271JD2001

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price by calling (570) 389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
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COURT ADMINISTRATOR
COLUMBIA COUNTY COURTHOUSE
BLOOMSBURG, PA 17815
(717) 389-5667

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

- 322
- 328 326

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/7/2003

SERVICE# 4 - OF - 17 SERVICES
DOCKET # 151ED2003

PLAINTIFF WASHINGTON MUTUAL BANK, F.A.

DEFENDANT HAROLD B. STEIN

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) NO SUCH ADDRESS

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>11/14/03</u>	<u>1015</u>	<u>D'AMBRO</u>	<u>NO SUCH ADDRESS</u>

DEPUTY

Pat D'Alb.

DATE

11/14/03

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

Wednesday, November 12, 2003

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

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

COPY

WASHINGTON MUTUAL BANK, FA
PLAINTIFF,

vs.

HAROLD B. STEIN
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

2003-ED-151

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

Your house (real estate) at:

426 EAST FIFTH STREET
BERWICK, PA 18603

is scheduled to be sold at Sheriff's Sale on January 28, 2004 at:

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

at 10:00 a.m./p.m. to enforce the court judgment of \$81,334.76 obtained by
WASHINGTON MUTUAL BANK, FA against you.

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

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

1-55

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/7/2003

SERVICE# 8 - OF - 17 SERVICES
DOCKET # 151ED2003

PLAINTIFF WASHINGTON MUTUAL BANK, F.A.

DEFENDANT HAROLD B. STEIN

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
426 E. 5TH ST.	FORECLOSURE
BERWICK	

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11/13/03 TIME 10:45 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) POSTED - HOUSE
EMPTY

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

DEPUTY Plac D. L. L. DATE 11/13/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/7/2003

SERVICE# 9 - OF - 17 SERVICES
DOCKET # 151ED2003

PLAINTIFF WASHINGTON MUTUAL BANK, F.A.

DEFENDANT HAROLD B. STEIN

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 _____ IDENTIFICATION _____

DATE 11/13/03 TIME 1145 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

Paul D. H. B.

DATE 11/13/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/7/2003

SERVICE# 10 - OF - 17 SERVICES
DOCKET # 151ED2003

PLAINTIFF WASHINGTON MUTUAL BANK, F.A.

DEFENDANT HAROLD B. STEIN

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

SERVED UPON KELLY GREER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 11/13/03 TIME 1025 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

Don Dobb

DATE

11/13/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/7/2003

SERVICE# 11 - OF - 17 SERVICES
DOCKET # 151ED2003

PLAINTIFF WASHINGTON MUTUAL BANK, F.A.

DEFENDANT HAROLD B. STEIN

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Jan Reiniller

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-13-03 TIME 1435 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 Jan Lutz DATE 11-13-03

COLUMBIA COUNTY SHERIFF'S OFFICE
PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/7/2003

SERVICE# 14 - OF - 17 SERVICES
DOCKET # 151ED2003

PLAINTIFF WASHINGTON MUTUAL BANK, F.A.

DEFENDANT HAROLD B. STEIN

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

SERVED UPON Deborah A. Miller

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-13-3 TIME 1510 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. Cuda DATE 11-13-3

BERWICK AREA JOINT SEWER AUTHORITY

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

November 13, 2003

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

WASHINGTON MUTUAL BANK, F.A.

VS

HAROLD B. STEIN

DOCKET # 151ED2003


JD# 1271JD2001

Dear Harry:

The outstanding balance on sewer account #107814 for the property located at 426 E. 5th Street, Berwick through January 2004 is \$913.64. The amount owed for the sewer account thru January 2004 is \$681.04, plus \$116.00 to satisfy lien #MLD 293-2002 and \$116.00 to satisfy lien #MLD 362-2002.

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

Sincerely,



Kelly Greer
Authority Clerk

WASHINGTON MUTUAL
PO BOX 660139
DALLAS, TX 75266-0139

IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH

NO. 293 M.L.D. 2002

The Berwick Area Joint Sewer Authority hereby files a claim and lien or judgment against WASHINGTON MUTUAL and all THAT CERTAIN LOT or piece of ground situate at 426 EAST 5th 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	\$	340.04
Filing costs		<u>19.00</u>
Total	\$	359.04

All together being the sum of THREE HUNDRED FIFTY-NINE & 04/100 (\$359.04) 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.

DICKSON, GORDNER AND McDONALD

BY:

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

FILED
NOTARIAL
2002 SEP 24 A 8:24
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

Date: September 19, 2002

BERWICK AREA JOINT
SEWER AUTHORITY,

VS.

WASHINGTON MUTUAL
P.O. BOX 860139
DALLAS, TX 75286-0139

) IN THE COURT OF COMMON PLEAS
) OF THE 26TH JUDICIAL DISTRICT
) COLUMBIA COUNTY BRANCH
)

NO. 362 M.L.D. 2002

The Berwick Area Joint Sewer Authority hereby files a claim and lien or judgment against WASHINGTON MUTUAL and all THAT CERTAIN LOT or piece of ground situate at 426 EAST 5TH 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	\$	360.04
Filing costs		<u>19.00</u>
Total	\$	379.04

All together being the sum of THREE HUNDRED SEVENTY-NINE & 04/100 (\$379.04) 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.

DICKSON, GORDNER AND McDONALD

BY: [Signature]
Anthony J. McDonald, Esquire
208 East Second Street
Berwick, PA 18603
(570) 759-9814

FILED
NOTARIAL
2002 NOV - 1 P 12:50
CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

Date: October 22, 2002

REAL ESTATE OUTLINE

ED # 151-03

DATE RECEIVED 11-7-03
DOCKET AND INDEX 11-12-03
SET FILE FOLDER UP 11-12-03

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓ *called 11-12-03 - will fix*
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR 1200.00 ✓ CK# 94944

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

SALE DATE Jan. 28, 04 TIME 1000
POSTING DATE 12-17
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan. 7
2ND WEEK 17
3RD WEEK 21, 04

SHERIFF'S SALE

WEDNESDAY JANUARY 28, 2004 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 151 OF 2003 ED AND CIVIL WRIT NO. 1271 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

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

TERMS OF SALE

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

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

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

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

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

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

WRIT OF EXECUTION - MORTGAGE FORECLOSURE
P.R.C.P. 3180 TO 3183 AND RULE 32.

WASHINGTON MUTUAL BANK, FA

PLAINTIFF,

vs.

HAROLD B. STEIN

DEFENDANT(S)

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

2003-ED-151

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 426 EAST FIFTH STREET
BERWICK, PA 18603

Amount Due	\$81,334.76
6% Interest from APRIL 13, 2002 Thru _____ (Date of Sale)	\$
Total	\$
Plus costs as endorsed	\$

Terri B. Kline
Prothonotary, Common Pleas
Court of Columbia County

Dated: *11/07/2003*

(seal)

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

COPY

LEIPOLD LAW OFFICE, P.C.
Thomas E. Leipold, Esquire
I.D. #44260
29 East Main Street, Suite C
Bloomsburg, PA 17815
570-784-3181
Local Attorney for Plaintiff

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

vs.

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

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

2003-ED-151

ORDER

AND NOW, this *9th* day of *September*, 2003, after consideration
of the Petition for Reassessment of Damages filed on behalf of Plaintiff in the above-captioned
matter, damages are hereby reassessed as follows:

Principal of Mortgage debt due and owing	\$58,068.87
Interest through August 25, 2003	\$ 9,410.28
Escrow/Impound Overdraft	\$ 4,228.42
Recoverable Balance	\$ 4,616.16
Unpaid Late Charges and/or other outstanding fees	\$ 1,089.03
Recording Fee	\$ 28.50
Attorney Fee for Petition to Re-Assess Damages	\$ 250.00
Payoff Statement Fee	\$ 60.00
Attorney Costs	\$ 2,333.50
Attorney Fees	\$ 1,250.00

TOTAL

\$81,334.76

1st Thomas A. Jones Jr.
J.

SPEAR AND HOFFMAN, P.A.
BY LAURENCE E. CHASEE, ESQUIRE
ATTORNEY LD. NO. 77558
1025 NORTH KINGS HIGHWAY, SUITE 210
CHERRY HILL, NEW JERSEY 08034
(609) 755-1560, FAX (609) 755-1570
ATTORNEY FOR PLAINTIFF *6100-912948*

WASHINGTON MUTUAL BANK, FA

PLAINTIFF,

vs.

HAROLD B. STEIN

DEFENDANT(S)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

2003-ED-151

ORDER

AND NOW, this *24th* day of *December* 200*2*, pursuant to Plaintiff's Motion for Special Service and accompanying Memorandum of Law in Support thereof, it is hereby ORDERED that Plaintiff's Motion is hereby GRANTED;

Service shall be deemed proper upon the following methods:

X

certified and regular mail at last known address

—

Other, as required by the Court:

None

It is further ORDERED that all subsequent pleadings shall be deemed properly served upon defendants by the above methods of service or the methods of service as prescribed by Rule 440 of the Pennsylvania Rules of Civil Procedure regarding service of legal papers other than original process without further application to this Court for allowance of special service.

By Thomas A. James Jr.

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

WASHINGTON MUTUAL BANK, FA
PLAINTIFF,

vs.

HAROLD B. STEIN
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

2003-ED-151

AFFIDAVIT PURSUANT TO RULE 3129.1

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

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

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

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

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

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

NONE

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

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

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

COMMERCIAL CREDIT CORPORATION
326 EAST STREET
BLOOMSBURG, PA 17815

GUARANTY INSURANCE CORPORATION
270 EAST KELBAUM AVENUE
MILWAUKEE, IL 53202

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

NONE

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

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

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

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

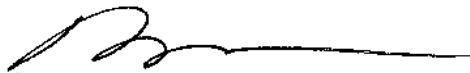
COMMONWEALTH OF PENNSYLVANIA
INHERITANCE TAX DIVISION
DEPARTMENT 280601
HARRISBURG, PA 17128-0601

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

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

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

SPEAR & HOFFMAN, P.A.



BONNIE DAHL, ESQUIRE
Attorney for Plaintiff

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

COPY

WASHINGTON MUTUAL BANK, FA
PLAINTIFF,

vs.

HAROLD B. STEIN
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

2003-ED-151

AFFIDAVIT PURSUANT TO RULE 3129.1

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

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

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

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

NONE

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

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

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

COMMERCIAL CREDIT CORPORATION
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BLOOMSBURG, PA 17815

GUARANTY INSURANCE CORPORATION
270 EAST KELBAUM AVENUE
MILWAUKEE, IL 53202

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

NONE

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

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

COLUMBIA COUNTY TAX CLAIM BUREAU
P.O. BOX 380
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COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE - LIEN
BUREAU OF COMPLIANCE
DEPT. 280946
HARRISBURG, PA 17128-0946
ATTENTION: SUE BLOUGH

COMMONWEALTH OF PENNSYLVANIA
INHERITANCE TAX DIVISION
DEPARTMENT 280601
HARRISBURG, PA 17128-0601

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

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

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

SPEAR & HOFFMAN, P.A.



BONNIE DAHL, ESQUIRE
Attorney for Plaintiff

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

COPY

WASHINGTON MUTUAL BANK, FA
PLAINTIFF,

vs.

HAROLD B. STEIN
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

2003-ED-151

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426 EAST FIFTH STREET
BERWICK, PA 18603

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

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

NONE

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

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NORTHRIDGE, CA 91328

BANK UNITED OF TEXAS FSB
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NONE

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

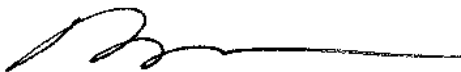
COMMONWEALTH OF PENNSYLVANIA
INHERITANCE TAX DIVISION
DEPARTMENT 280601
HARRISBURG, PA 17128-0601

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

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

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

SPEAR & HOFFMAN, P.A.



BONNIE DAHL, ESQUIRE
Attorney for Plaintiff

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

WASHINGTON MUTUAL BANK, FA
PLAINTIFF,

vs.

HAROLD B. STEIN
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

AFFIDAVIT PURSUANT TO RULE 3129.1

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BERWICK, PA 18603

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CLARK, NJ 07066

COMMERCIAL CREDIT CORPORATION
326 EAST STREET
BLOOMSBURG, PA 17815

GUARANTY INSURANCE CORPORATION
270 EAST KELBAUM AVENUE
MILWAUKEE, IL 53202

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

NONE

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

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

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

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

COMMONWEALTH OF PENNSYLVANIA
INHERITANCE TAX DIVISION
DEPARTMENT 280601
HARRISBURG, PA 17128-0601

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

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

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

SPEAR & HOFFMAN, P.A.



BONNIE DAHL, ESQUIRE
Attorney for Plaintiff

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

WASHINGTON MUTUAL BANK, FA
PLAINTIFF,

vs.

HAROLD B. STEIN
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

2003-ED-151

CERTIFICATION

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

- () an FHA mortgage
- () non-owner occupied
- () vacant
- (X) Act 91 procedures have been fulfilled

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


BONNIE DAHL, ESQUIRE
Attorney for Plaintiff

SPEAR & HOFFMAN, P.A.
BY: BONNIE DAHL, ESQ RE
ATTORNEY I.D. NO. 79294
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
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DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

2003-ED-151

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

Your house (real estate) at:

426 EAST FIFTH STREET
BERWICK, PA 18603

is scheduled to be sold at Sheriff's Sale on _____ at:

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

at _____ a.m./p.m. to enforce the court judgment of \$81,334.76 obtained by
WASHINGTON MUTUAL BANK, FA against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

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

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

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

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

WASHINGTON MUTUAL BANK, FA
PLAINTIFF,

vs.

HAROLD B. STEIN
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

2003-ED-151

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

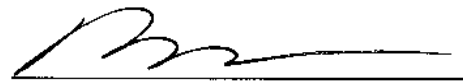
I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this property is:

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

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

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

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



BONNIE DAHL, ESQUIRE
Attorney for Plaintiff

WASHINGTON MUTUAL BANK, FA

vs.

HAROLD B. STEIN

: COURT OF COMMON PLEAS

:

: NO. 2001-CV-1271

:

2003-ED-151

I HEREBY CERTIFY THAT

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

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

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

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


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

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

Residents:

Name: BONNIE DAHL, ESQUIRE

Attorney I.D. No. 79294

Signature: 

Phone No. (856) 755-1560

Address: 1020 N. Kings Highway, Suite 210

Cherry Hill, N.J. 08034

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

COPY

LEIPOLD LAW OFFICE, P.C.
Thomas E. Leipold, Esquire
I.D. #44260
29 East Main Street, Suite C
Bloomsburg, PA 17815
570-784-3181
Local Attorney for Plaintiff

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

vs.

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

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

2003-ED-151

ORDER

AND NOW, this *9th* day of *September*, 2005, after consideration of the Petition for Reassessment of Damages filed on behalf of Plaintiff in the above-captioned matter, damages are hereby reassessed as follows:

Principal of Mortgage debt due and owing	\$58,068.87
Interest through August 25, 2003	\$ 9,410.28
Escrow/Impound Overdraft	\$ 4,228.42
Recoverable Balance	\$ 4,616.16
Unpaid Late Charges and/or other outstanding fees	\$ 1,089.03
Recording Fee	\$ 28.50
Attorney Fee for Petition to Re-Assess Damages	\$ 250.00
Payoff Statement Fee	\$ 60.00
Attorney Costs	\$ 2,333.50
Attorney Fees	\$ 1,250.00

TOTAL

\$81,334.76

1st Thomas A. Jones Jr.
1.

SEAR AND HOFFMAN, P.A.
BY LAURENCE P. WEASER, ESQUIRE
ATTORNEY L.D. NO. 77558
1620 NORTH KINGS HIGHWAY, SUITE 216
CHERRY HILL, NEW JERSEY 08034
(609) 755-1560, FAX (609) 755-1570
ATTORNEY FOR PLAINTIFF *610007258*

WASHINGTON MUTUAL BANK, FA

PLAINTIFF,

vs.

HAROLD D. STEIN

DEFENDANT(S)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-1271

2003-ED-151

ORDER

AND NOW, this *27th* day of *December*, 200*2*, pursuant to Plaintiff's Motion for Special Service and accompanying Memorandum of Law in Support thereof, it is hereby ORDERED that Plaintiff's Motion is hereby GRANTED;

Service shall be deemed proper upon the following methods:

X certified and regular mail at last known address

 Other, as required by the Court: *None*

It is further ORDERED that all subsequent pleadings shall be deemed properly served upon defendants by the above methods of service or the methods of service as prescribed by Rule 440 of the Pennsylvania Rules of Civil Procedure regarding service of legal papers other than original process without further application to this Court for allowance of special service.

Robert A. James Jr.

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

November 5, 2003

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

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

Dear Sir/Madam:

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

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

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

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

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

Thank you for your cooperation in this matter.

Very truly yours,



BONNIE DAHL, ESQUIRE

Enclosures

BD/rlp

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

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

BEING THE SAME PREMISES WHICH FREDERICK R. LUTZ AND KATHRYN D. LUTZ, BY DEED DATED JANUARY 6, 1994 AND RECORDED JANUARY 9, 1995, IN THE RECORDER'S OFFICE IN AND FOR COLUMBIA, PENNSYLVANIA, IN DEED BOOK VOLUME 588 PAGE 0310, GRANTED AND CONVEYED UNTO HAROLD B. STEIN, THE MORTGAGOR HEREIN.

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SPEAR AND HOFFMAN, P.A.

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

FIRST UNION NATIONAL BANK

55-2-212

7/23/2003

94944

PAY TO THE
ORDER OF Sheriff of Columbia County

\$ **1,200.00

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

Sheriff of Columbia County
Columbia County Courthouse
PO Box 380
35 West Main St.
Bloomsburg, PA 17815
MEMO WMS-P-416/STEIN/ SAI, DEP.

SPEAR AND HOFFMAN, P.A.

⑈00094944⑈ ⑆021200025⑆2000111837267⑈

D80971:03-01

MP