

# SHERIFF'S SALE COST SHEET

Fairbanks Capital vs. Donnie & Kimberly Smith  
 NO. 155-03 ED NO. 951-03 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>42.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.12</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	<del>\$35.00</del>	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>12.00</u>	
TOTAL *****		\$ <u>375.12</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>589.88</u>	
SOLICITOR'S SERVICES	<del>\$75.00</del>	
TOTAL *****		\$ <u>739.88</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>80.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1209.00



Martha E. Von Rosenstiel, PC

Comprehensive Creditors' Rights and Real Estate Services

16 South Lansdowne Avenue • Lansdowne, PA 19050 • 610.623.2660 • www.mvrlaw.com

Facsimile: 610-623-2745

April 16, 2004

Sheriff of Columbia County  
Real Estate Sales  
Court House  
Bloomsburg, PA 17815

FAX: (570) 389-5625

RE: SALE DATE: 4/21/2004 (from 02/11/04)  
MORTGAGOR: Donnie G. Sult, Jr. and Kimberly A. Sult  
PREMISES: 1118 Orange Street  
CRT./TRM. #: 2003-CV-951 MF  
OUR FILE #: 13031

Dear Deputy Chamberlain:

Please **STAY** the Sheriff Sale scheduled on the above captioned matter mortgagor on Forbearance Plan

Kindly send refund (if applicable) as soon as possible, along with a breakdown showing amounts expended.

Thank you for your assistance in this matter.

Sincerely yours,

*Sue Fruit*

Sue Fruit  
Paralegal

BY: Fax or Email

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since the day of January 21, 28; February 4, 2004 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

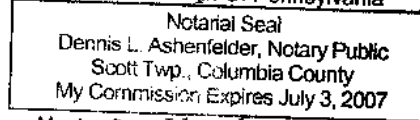
Paul R. Eyerly IV

Sworn and subscribed to before me this 9<sup>th</sup> day of February, 2004.

[Signature]

(Notary Public)

My commission expires July 3, 2007 in the State of Pennsylvania



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



Martha E. Von Rosenstiel, PC

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**Comprehensive Creditors' Rights and Real Estate Services**

16 South Lansdowne Avenue • Lansdowne, PA 19050 • 610.623.2660 • [www.mvrlaw.com](http://www.mvrlaw.com)

Facsimile: 610-623-2745

February 10, 2004

Sheriff of Columbia County  
Real Estate Sales  
Court House  
Bloomsburg, PA 17815  
FAX: (570-389-5625

RE: SALE DATE: 2/11/04  
MORTGAGOR: Donnie G. Sult, Jr. and Kimberly A. Sult  
PREMISES: 1118 Orange Street  
CRT./TRM. #: 2003-CV-951 MF  
OUR FILE #: 13031

Dear Tim:

Please CONTINUE the above Sheriff Sale to **04/21/04** on the above captioned matter, as mortgagor attempting a re-payment plan.

If there is anything else you need before the new sale date, please let me know.  
Thank you for your assistance in this matter.

Sincerely yours,

*Sue Fruit*  
Sue Fruit

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Fairbanks Capital Corp. vs Dannie Sult & Kimberly Sult

NO. 155-03 ED NO. 951-03 JD

DATE/TIME OF SALE: 2-11-04 1000

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE – 2% OF BID \$ \_\_\_\_\_

TRANSFER TAX – 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

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

FAIRBANKS CAPITAL CORPORATION

Docket # 155ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

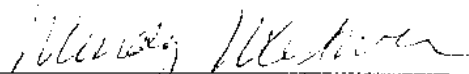
DONNIE G. SULT, JR.  
KIMBERLY A. SULT

AFFIDAVIT OF SERVICE

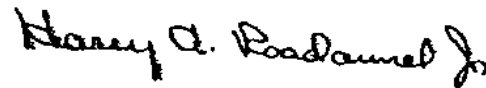
NOW, THIS MONDAY, NOVEMBER 24, 2003, AT 3:11 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON DONNIE G. SULT, JR. AT 1118  
ORANGE ST., BERWICK BY HANDING TO KIM SULT, WIFE, A TRUE AND ATTESTED COPY  
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

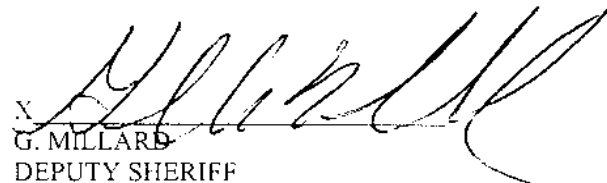
SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, DECEMBER 10, 2003

  
NOTARY PUBLIC

NOTARIAL SEAL  
WILLIAM WESTONES, NOTARY PUBLIC  
BLOOMSBURG, COLUMBIA CO., PA.  
COMMISSION EXPIRES NOVEMBER 07, 2008



X  
SHERIFF HARRY A. ROADARMEL JR.

  
X  
G. MILLARD  
DEPUTY SHERIFF

HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-3622

24 HOUR PHONE  
(570) 784-6300

FAIRBANKS CAPITAL CORPORATION

Docket # 155ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

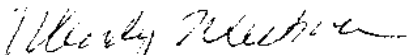
DONNIE G. SULT, JR.  
KIMBERLY A. SULT

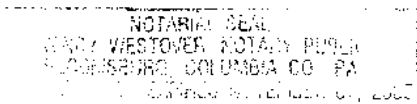
AFFIDAVIT OF SERVICE

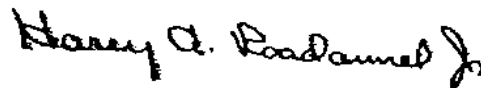
NOW, THIS MONDAY, NOVEMBER 24, 2003, AT 3:11 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON KIMBERLY A. SULT AT 1118  
ORANGE ST., BERWICK BY HANDING TO KIM SULT, A TRUE AND ATTESTED COPY OF  
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, DECEMBER 10, 2003

  
NOTARY PUBLIC





X  
SHERIFF HARRY A. ROADARMEL JR.

  
X  
G. MILLARD  
DEPUTY SHERIFF

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.

FAIRBANKS CAPITAL CORPORATION

VS.

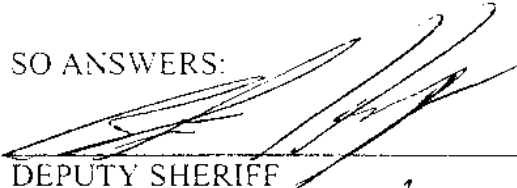
DONNIE & KIMBERLY SULT

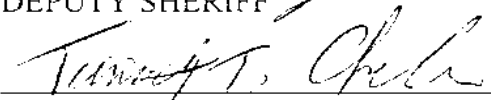
WRIT OF EXECUTION #155 OF 2003 ED

POSTING OF PROPERTY

JANUARY 5, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF DONNIE & KIMBERLY SULT AT 1118 ORANGE STREET BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF S. HARTZEL.

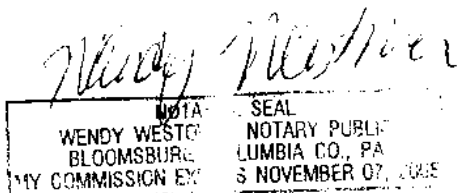
SO ANSWERS:

  
DEPUTY SHERIFF

  
ACTING SHERIFF, TIMOTHY T. CHAMBERLAIN

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 6TH DAY OF JANUARY 2004





Kimberly A. Sult  
1118 Orange Street  
Berwick, PA 18603

3. Name and 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:

NONE

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:

NONE

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

Columbia County Tax Claim Bureau ✓  
P.O. Box 380  
Bloomsburg, PA 17815

United States of America ✓  
Inheritance Tax Bureau  
Washington, DC 20530

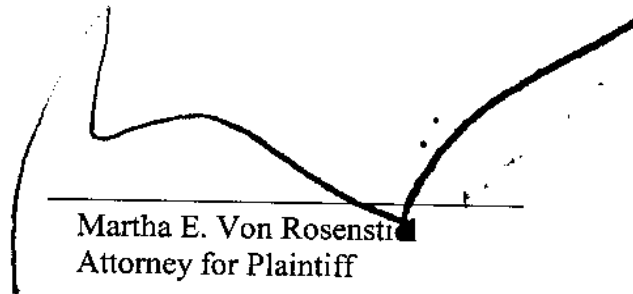
PA Department of Revenue ✓  
Inheritance Tax Bureau  
Strawberry Square, 11<sup>th</sup> Floor  
Harrisburg, PA 17128-1100

Bureau of Compliance ✓  
Clearance Support Section/ATTN: Sheriff's Sale  
Dept. 281230  
Harrisburg, PA 17129-1230

Family Court/Domestic Relations Office ✓  
Columbia County Court House  
P.O. Box 389  
Bloomsburg, PA 17815

Dept. of Public Welfare ✓  
Box 2675  
Harrisburg, PA 17105

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



Martha E. Von Rosenstiel  
Attorney for Plaintiff

7002 2410 0004 4526 9325

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Sent To: **Donnie G. Sult Jr.**  
 Street, Apt. No. or PO Box No. **1118 Orange Street**  
 City, State, ZIP+4® **Berwick, Pa. 18603**

PS Form 3800, June 2002 See Reverse for Instructions

Postmark Here  
 22  
 2003  
 LANSDOWNE PA 19050  
 USPS

13031 SS

9125 9254 4000 0120 2002

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Sent To: **Kimberly A. Sult**  
 Street, Apt. No. or PO Box No. **1118 Orange Street**  
 City, State, ZIP+4® **Berwick, Pa. 18603**

PS Form 3800, June 2002 See Reverse for Instructions

Postmark Here  
 22  
 2003  
 LANSDOWNE PA 19050  
 USPS

13031 SS

**U.S. POSTAL SERVICE**  
**CERTIFICATE OF MAILING**  
 MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT  
 PROVIDE FOR INSURANCE — POSTMASTER

Received From: **MARTHA E. VON ROSENSTIEL, P.C.**  
**16 S. LANSDOWNE AVE.**  
**P. O. BOX 457**  
**LANSDOWNE, PA 19050**

One piece of ordinary mail addressed to:  
**Donnie G. Sult Jr.**  
**1118 Orange Street**  
**Berwick, Pa. 18603**

PS Form 3817, Mar. 1989

Postmark Here  
 22  
 2003  
 LANSDOWNE PA 19050  
 USPS

13031 SS

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fees.

00.900 DEC 22 03  
 19050  
 PS8607633

**U.S. POSTAL SERVICE**  
**CERTIFICATE OF MAILING**  
 MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT  
 PROVIDE FOR INSURANCE — POSTMASTER

Received From: **MARTHA E. VON ROSENSTIEL, P.C.**  
**16 S. LANSDOWNE AVE.**  
**P. O. BOX 457**  
**LANSDOWNE, PA 19050**

One piece of ordinary mail addressed to:  
**Kimberly A. Sult**  
**1118 Orange Street**  
**Berwick, Pa. 18603**

PS Form 3817, Mar. 1989

Postmark Here  
 22  
 2003  
 LANSDOWNE PA 19050  
 USPS

13031 SS

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fees.

00.900 DEC 22 03  
 19050  
 PS8607633

**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:

**Donnie G. Sult Jr.**  
**1118 Orange Street**  
**Berwick, Pa. 18603**

2. Article Number

(Transfer from service label)

PS Form 3811, August 2001

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Kim Sult*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

*Kim Sult*

C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

7002 24100004 4526 9325

13031 SS

102585-02-M-1540

**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:

**Kimberly A. Sult**  
**1118 Orange Street**  
**Berwick, Pa. 18603**

2. Article Number

(Transfer from service label)

PS Form 3811, August 2001

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Kim Sult*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

*Kim Sult*

C. Date of Delivery

DEC 24 2003

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

7002 24100004 4526 9318

13031 SS

102585-02-M-1540

Name and Address of Sender

MARTHA E. VON ROSENSTIEL, P.C.  
Attorney At Law  
16 S. Lansdowne Ave  
Lansdowne, PA 19050

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

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

Affix stamp here if issued as certified of mailing or for additional copies of this bill.

Postmaster's Receipt  
139  
1967 01.800 DEC 22 03  
4136  
LANSDOWNE, PA  
19050

Line	Article Number	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	Rest Del. Fee	Remarks
1	13031	Columbia County Tax Claim PO Box 380 Bloomsburg, Pa. 17815 USA											
2		Inheritance Tax Bureau Washington, DC 20530											
3		PA Dept of Revenue Inheritance Tax Bureau Strawberry Square 11 <sup>th</sup> Floor Harrisburg, Pa. 17128											
4		Bureau of Compliance Clearance Support section Attn: Sheriff Sales Dept 281230 Harrisburg, Pa. 17129											
5		Family Court/Domestic Relations Columbia County Courthouse PO Box 389 Bloomsburg, Pa. 17815											
6		Dept of Welfare PO Box 2675 Harrisburg, Pa. 17105											
7													
8													
9													
10													
11													

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per price 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 coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/17/2003

SERVICE# 1 - OF - 15 SERVICES  
DOCKET # 155ED2003

PLAINTIFF FAIRBANKS CAPITAL CORPORATION

DEFENDANT DONNIE G. SULT, JR.  
KIMBERLY A. SULT

PERSON/CORP TO SERVED
DONNIE G. SULT, JR.
1118 ORANGE ST.
BERWICK

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Kim Sult

RELATIONSHIP Wife IDENTIFICATION \_\_\_\_\_

DATE 11/24/03 TIME 1511 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 McIlhenny DATE 11/24/03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/17/2003

SERVICE# 2 - OF - 15 SERVICES  
DOCKET # 155ED2003

PLAINTIFF FAIRBANKS CAPITAL CORPORATION

DEFENDANT DONNIE G. SULT, JR.  
KIMBERLY A. SULT

PERSON/CORP TO SERVED	PAPERS TO SERVED
KIMBERLY A. SULT	WRIT OF EXECUTION - MORTGAGE
1118 ORANGE ST.	FORECLOSURE
BERWICK	

SERVED UPON Kim Sult

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 11/24/03 TIME 1511 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

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

DEPUTY Millard DATE 11/24/03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 11/17/2003

SERVICE# 7 - OF - 15 SERVICES  
DOCKET # 155ED2003

PLAINTIFF FAIRBANKS CAPITAL CORPORATION

DEFENDANT DONNIE G. SULT, JR.  
KIMBERLY A. SULT

PERSON/CORP TO SERVED
BERWICK SEWER AUTHORITY
7474D COLUMBIA BLVD
BERWICK

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Kristy Romig

RELATIONSHIP Ser. IDENTIFICATION \_\_\_\_\_

DATE 11/24/03 TIME 1440 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
DEPUTY	_____	_____	<u>Mittard</u>	DATE <u>11/24/03</u>

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
 DATE RECEIVED 11/17/2003

SERVICE# 8 - OF - 15 SERVICES  
 DOCKET # 155ED2003

PLAINTIFF FAIRBANKS CAPITAL CORPORATION

DEFENDANT DONNIE G. SULT, JR.  
 KIMBERLY A. SULT

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

PAPERS TO SERVED  
 WRIT OF EXECUTION - MORTGAGE  
 FORECLOSURE

SERVED UPON Connie Gingher

RELATIONSHIP Tax Col IDENTIFICATION \_\_\_\_\_

DATE 11/24/03 TIME 155 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			<u>Ward</u>	DATE <u>11/24/03</u>

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/17/2003

SERVICE# 9 - OF - 15 SERVICES  
DOCKET # 155ED2003

PLAINTIFF FAIRBANKS CAPITAL CORPORATION

DEFENDANT DONNIE G. SULT, JR.  
KIMBERLY A. SULT

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

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

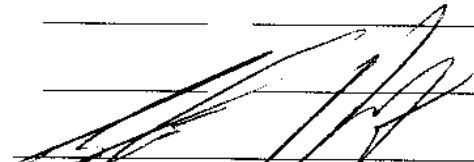
SERVED UPON Donnie G. Sult, Jr. - Cust. 513  
RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 11-25 TIME 1250 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
DEPUTY	_____	_____		DATE <u>11-25-03</u>

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 11/17/2003

SERVICE# 12 - OF - 15 SERVICES  
DOCKET # 155ED2003

PLAINTIFF FAIRBANKS CAPITAL CORPORATION

DEFENDANT DONNIE G. SULT, JR.  
KIMBERLY A. SULT

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

SERVED UPON Ronan Nankant

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 11-25-3 TIME 1330 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. G. [Signature]

DATE ~~11-25-3~~ 11-25-3

**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

**SULT DONNIE G & KIMBERLY A JR**  
 1118 ORANGE STREET  
 BERWICK PA 18603

M  
L  
T  
O

**Tax Notice** 2003 County & Municipality  
 BERWICK BORO  
**MAKE CHECKS PAYABLE TO:**  
 Connie C Ginger  
 1615 Lincoln Avenue  
 Berwick PA 18603

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

**SULT DONNIE G & KIMBERLY A JR**  
 1118 ORANGE STREET  
 BERWICK PA 18603

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

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

FOR BERWICK AREA SCHOOL DISTRICT				DATE 07/01/03	BILL# 003912
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	INC PENALTY
REAL ESTATE	19134	31.400	588.79	600.81	660.89
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE					
PAY THIS AMOUNT	IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER	
588.79	AUG 31	OCT 31	OCT 31	OCT 31	

SCHOOL PENALTY AT 108

PROPERTY DESCRIPTION		ACCT.
PARCEL 04C02 07700000		5969
1118 ORANGE ST	4439.00	THIS TAX RETURNED TO COURT HOUSE: JANUARY 1, 2004
0.26 ACRES	14695.00	

Original

FOR: COLUMBIA COUNTY DATE 03/01/2003 BILL NO. 6123

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL SINKING LIGHT FIRE BORO RE	19,134	5.646	105.87	108.03	118.83
		.845	15.85	16.17	17.79
		.75	14.06	14.35	15.07
		1.25	23.44	23.92	25.12
		6.1	114.39	116.72	122.56

The discount & penalty have been calculated for your convenience

PAY THIS AMOUNT	IF PAID ON OR BEFORE	IF PAID AFTER
273.61	April 30	June 30
279.19	June 30	June 30
299.37	June 30	June 30

This tax returned to courthouse on: January 1, 2004

FILE COPY

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04C-02 -077-00,000	
1118 ORANGE ST	
2547 Acres	Land
Buildings	4,439
Total Assessment	14,695
	19,134

# COLUMBIA COUNTY TAX CLAIM BUREAU LIEN CERTIFICATE

Date November 25, 2003

OWNER OR REPUTED OWNER

Donnie G & Kimberly A Sult Jr

DESCRIPTION OF PROPERTY

1118 Orange St  
.25 acre

PARCEL NUMBER 04C, 02-077-00, 000 IN Berwick Boro Township  
City

YEAR	TOTAL
2002	1080.33
Lien	5.00
TOTAL	\$1085.33*

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

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

Excluding: Interim Tax Billings

Requested by: Harry Roadarmel, Jr. Sheriff

\*Does not include 2003 taxes

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00  
Per Parcel

bb

2002	\$1,080.33
Lien	5.00
2003	989.66
TOTAL	\$2,074.99

**BERWICK AREA JOINT SEWER AUTHORITY**

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

November 25, 2003

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

**RE: FAIRBANKS CAPITAL CORPORATION**

VS

**DONNIE G. SULT, JR.  
KIMBERLY A. SULT**

**DOCKET # 155ED2003**

**JD# 951JD2003**

Dear Harry:

The outstanding balance on sewer account #112702 for the property located at 1118 Orange Street, Berwick, Pennsylvania through the service month of February 2004 is \$19.80.

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

Sincerely,



Kristy Romig  
Authority Clerk

# REAL ESTATE OUTLINE

ED # 155-03

DATE RECEIVED 11-17-03  
DOCKET AND INDEX 11-20-03  
SET FILE FOLDER UP 11-20-03

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒  
COPY OF DESCRIPTION ☒  
WHEREABOUTS OF LKA ☒  
NON-MILITARY AFFIDAVIT ☒  
NOTICES OF SHERIFF SALE ☒  
WATCHMAN RELEASE FORM ☒  
AFFIDAVIT OF LIENS LIST ☒  
CHECK FOR \$~~1,350.00~~ OR 1200.00 ☒ CK# 29137

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

SALE DATE Feb. 11, 2004 TIME 1000  
POSTING DATE Jan. 7-04  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Jan. 21  
2<sup>ND</sup> WEEK 23  
3<sup>RD</sup> WEEK Feb. 4, 04

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 11, 2004 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 155 OF 2003 ED AND CIVIL WRIT NO. 951 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a point on the South side of Orange Street, East of Warren Street, at the Northeast corner of lot No. 257; thence along Orange Street, South seventy one degrees (71), fifteen minutes (15) East, seventy three (73) feet to a corner; thence South two degrees (02), fifty (50) minutes East, one hundred sixty four (164) feet to an alley; thence along said alley, North seventy one degrees (71) , fifteen minutes (15) West, seventy three (73) feet to the Southeast corner of Lot No. 257; thence along said lot North two degrees (02), fifty minutes (50) West, one hundred sixty four (164) feet to the place of beginning.

SAME BEING Lot No. 258 in Michael's Addition to Berwick and said plot of lots duly recorded in 1902 in and for Columbia County at Bloomsburg, PA in Misc. Book No. 7, page 469.

TAX PARCEL #04-C-02-077

## TERMS OF SALE

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

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

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

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

Plaintiff's Attorney  
Martha E. Von Rosenstiel  
PO Box 457  
Lansdowne, PA 19050

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

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Plaintiff's Attorney  
Martha E. Von Rosenstiel  
PO Box 457  
Lansdowne, PA 19050

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

Attorney for Plaintiff

Fairbanks Capital Corporation  
3815 South West Temple  
Salt Lake City, UT 84115-4412

: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY

Plaintiff

VS.

: No: 2003-CV-951 MF

Donnie G. Sult, Jr. and Kimberly A. Sult  
1118 Orange Street  
Berwick, PA 18603

: ZABEALIST

## Defendants

## PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:

Kindly issue a Writ of Execution in the above matter

Total debt	\$97,241.81
------------	-------------

Interest from 11/14/03 to SALE DATE	
@ \$24.42 per diem	\$

Costs \$

Total	\$
-------	----

PREM: 1118 Orange Street  
Berwick, PA 18603

~~Martha E. Von Rosenstiel, Esquire~~  
Attorney for Plaintiff

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

2003 NOV 13 A 10:22

51

## **LEGAL DESCRIPTION**

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

BEGINNING at a point on the South side of Orange Street, East of Warren Street, at the Northeast corner of lot No. 257; thence along Orange Street, South seventy one degrees (71°), fifteen minutes (15') East, seventy three (73) feet to a corner; thence South two degrees (02°), fifty (50') minutes East, one hundred sixty four (164) feet to an alley; thence along said alley, North seventy one degrees (71°), fifteen minutes (15') West, seventy three (73) feet to the Southeast corner of Lot No. 257; thence along said lot North two degrees (02°), fifty minutes (50') West, one hundred sixty four (164) feet to the place of beginning.

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TAX PARCEL #04-C-02-077.

Dept. of Public Welfare  
PO Box 2675  
Harrisburg, PA 17105

Article Addressed to:

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.

SENDER: COMPLETE THIS SECTION

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- 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 SALE  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 281230  
HARRISBURG, PA 17128-1230

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Samuel J. Ventresca* 155  
B. Received by (Printed Name) *Samuel J. Ventresca*  
C. Date of Delivery *NOV 24 2003*  
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 5198

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Samuel J. Ventresca* 155  
B. Received by (Printed Name) *Samuel J. Ventresca*  
C. Date of Delivery *NOV 21 2003*  
D. Is delivery address different from item 1? ☐ Yes  
if YES, enter delivery address below: ☐ No

2. Article Number  
(Transfer from service label)

7002 3150 0006 4911 5204

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:  
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 *Samuel J. Ventresca* 155  
B. Received by (Printed Name) *Samuel J. Ventresca*  
C. Date of Delivery *NOV 24 2003*  
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 5228

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-09

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Samuel J. Ventresca* 155

B. Received by (Printed Name)

*Samuel J. Ventresca*

C. Date of Delivery

*NOV 21 2003*

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

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:

PA Dept. of Revenue  
Strawberry Square, 11th floor  
Harrisburg, PA 17128

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Samuel J. Ventresca* 155

B. Received by (Printed Name)

*Samuel J. Ventresca*

C. Date of Delivery

*NOV 24 2003*

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





OFFICE OF THE PROTHONOTARY  
COURT OF COMMON PLEAS  
Columbia County Court House  
P.O. Box 380  
Bloomsburg, PA 17815

To: Donnie G. Sult, Jr. and Kimberly A. Sult  
1118 Orange Street  
Berwick, PA 18603

Fairbanks Capital Corporation

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

vs.

Docket# No. 2003-CV-951 MF

Donnie G. Sult, Jr. and Kimberly A. Sult

### Notice

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding.

*Prothonotarv*

XXX	Judgment by Default
	Money Judgment
	Judgment in Replevin
	Judgment for Possession
	Judgment on Award of Arbitration
	Judgment on Verdict
	Judgment on Court Findings

**If you have any questions concerning this notice, please call:**

Attorney: Martha E. Von Rosenstiel, Esquire  
at this telephone number: 610-623-2660

COPY

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

Fairbanks Capital Corporation

vs.

Donnic G. Sult, Jr. and Kimberly A. Sult

IN THE COURT OF COMMON PLEAS OF  
 COLUMBIA COUNTY, PENNSYLVANIA

No. 2003-CV-951 MF Term, 20-...E.D.

No. \_\_\_\_\_ Term, 20-...A.D.

**WRIT OF EXECUTION  
 (MORTGAGE FORECLOSURE)**

Commonwealth of Pennsylvania:

County of \_\_\_\_\_ :

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 describe property below):

**PREMISES: 1118 Orange Street  
 Berwick, PA 18603**

Amount Due	\$ <u>97,241.81</u>
Interest from 11/14/03	
to Sale Date @ \$24.42per diem	\$ _____
Attorney's fees	\$ _____
Costs	\$ _____
Total	\$ _____

as endorsed.

Dated

11/13/2003  
 (SEAL)

Tamara B. Kline/EAB  
 Prothonotary, Common Pleas Court of  
 Columbia County, Penna.

By:

Elizabeth A. Berry

Deputy

## **LEGAL DESCRIPTION**

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

BEGINNING at a point on the South side of Orange Street, East of Warren Street, at the Northeast corner of lot No. 257; thence along Orange Street, South seventy one degrees (71°), fifteen minutes (15') East, seventy three (73) feet to a corner; thence South two degrees (02°), fifty (50') minutes East, one hundred sixty four (164) feet to an alley; thence along said alley, North seventy one degrees (71°), fifteen minutes (15') West, seventy three (73) feet to the Southeast corner of Lot No. 257; thence along said lot North two degrees (02°), fifty minutes (50') West, one hundred sixty four (164) feet to the place of beginning.

SAME BEING Lot No. 258 in Michael's Addition to Berwick and said plot of lots duly recorded in 1902 in and for Columbia County at Bloomsburg, PA in Misc. Book No. 7, page 469.

TAX PARCEL #04-C-02-077.

Martha E. Von Rosenstiel, P.C.  
Martha E. Von Rosenstiel  
16 South Lansdowne Avenue  
P.O. Box 457  
Lansdowne, PA 19050  
610 623-2660  
Attorney I.D.# 52634

Attorney for Plaintiff

Fairbanks Capital Corporation  
3815 South West Temple  
Salt Lake City UT 84115-4412

: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY  
:

Plaintiff

vs.

: No: 2003-CV-951 MF  
:

Donnie G. Sult, Jr. and Kimberly A. Sult  
1118 Orange Street  
Berwick, PA 18603

Defendants

:  
:  
:

---

**AFFIDAVIT OF NOTICE PURSUANT TO RULE 3129.1**

COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF DELAWARE :

**MARTHA E. VON ROSENSTIEL**, attorney for the plaintiff in the above action, sets forth as of the date the praecipe for the Writ of Execution was filed the following information concerning the real property located at 1118 Orange Street, Berwick, PA 18603:

1. Name and address of owners(s) or reputed owner(s)

Donnie G. Sult, Jr.  
1118 Orange Street  
Berwick, PA 18603

Kimberly A. Sult  
1118 Orange Street  
Berwick, PA 18603

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

Donnie G. Sult, Jr.  
1118 Orange Street  
Berwick, PA 18603

Kimberly A. Sult  
1118 Orange Street  
Berwick, PA 18603

3. Name and 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:

NONE

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:

NONE

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

Columbia County Tax Claim Bureau  
P.O. Box 380  
Bloomsburg, PA 17815

United States of America  
Inheritance Tax Bureau  
Washington, DC 20530

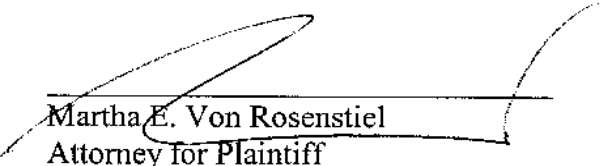
PA Department of Revenue  
Inheritance Tax Bureau  
Strawberry Square, 11<sup>th</sup> Floor  
Harrisburg, PA 17128-1100

Bureau of Compliance  
Clearance Support Section/ATTN: Sheriff's Sale  
Dept. 281230  
Harrisburg, PA 17129-1230

Family Court/Domestic Relations Office  
Columbia County Court House  
P.O. Box 389  
Bloomsburg, PA 17815

Dept. of Public Welfare  
Box 2675  
Harrisburg, PA 17105

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



Martha E. Von Rosenstiel  
Attorney for Plaintiff

**MARTHA E. VON ROSENSTIEL, P.C.**  
**ATTORNEY AT LAW**  
16 SOUTH LANSDOWNE AVENUE  
P.O. BOX 457  
LANSDOWNE, PA 19050

PHONE(610)623-2660

FAX(610)623-2745

November 12, 2003

TO: Columbia County Tax Claim Bureau  
P.O. Box 380  
Bloomsburg, PA 17815

**RE: NOTICE OF SALE OF REAL PROPERTY:**  
**1118 Orange Street, Berwick, PA 18603**  
**Amount of Judgment: \$97,241.81**  
**Date of Judgment: November 13, 2003**  
**Court Term and Number: Court of Common Pleas of**  
**Columbia County, No. 2003-CV-951 MF**  
**Plaintiff: Fairbanks Capital Corporation**  
**Defendants: Donnie G. Sult, Jr. and Kimberly A. Sult**

Dear Sir/Madam:

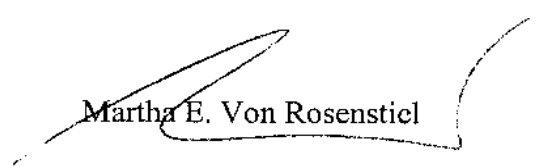
Please be advised that the property and residential dwelling, located at and known as 1118 Orange Street Berwick PA 18603 will be sold by the Sheriff of Columbia County on \_\_\_\_\_ at 10:00 A.M. in the Columbia County Court House, 35 W. Main Street, Bloomsburg, PA 17815.

This notice is being sent to you because my records indicate that you hold a lien on the property secondary to the first mortgage, which is being foreclosed.

This property and improvements are being sold pursuant to a judgment entered as indicated above in favor of the above named plaintiff, and against the above named defendants. The name of the owners, real owners, and reputed owners of the aforementioned property are Donnie G. Sult, Jr. and Kimberly A. Sult.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of the filing of said schedule. You should check with the Sheriff's Office by calling 570-389-5622-6124 to determine the actual date of the filing of the schedule.

Sincerely yours,

  
Martha E. Von Rosenstiel

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TO: United States of America  
Inheritance Tax Bureau  
Washington, DC 20530

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November 12, 2003

TO: PA Department of Revenue  
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Harrisburg, PA 17128-1100

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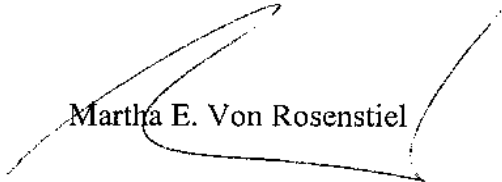
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November 12, 2003

TO: Bureau of Compliance  
Clearance Support Section/ATTN: Sheriff's Sale  
Dept. 281230  
Harrisburg, PA 17129-1230

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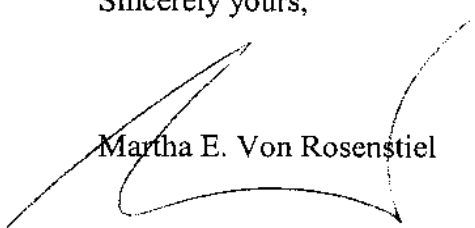
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November 12, 2003

TO: Family Court/Domestic Relations Office  
Columbia County Court House  
P.O. Box 389  
Bloomsburg, PA 17815

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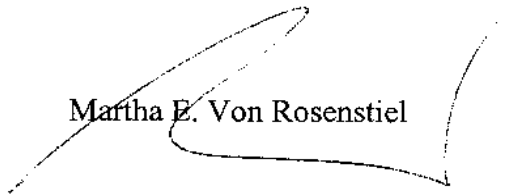
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LANSDOWNE, PA 19050

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November 12, 2003

TO: Dept. of Public Welfare  
Box 2675  
Harrisburg, PA 17105

**RE: NOTICE OF SALE OF REAL PROPERTY:**  
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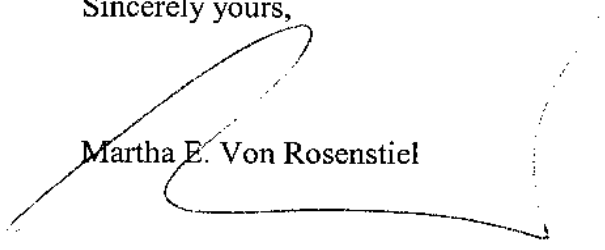
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LANSDOWNE, PA 19050

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November 12, 2003

Columbia County Sheriff's Office  
Rcal Estate  
P.O. Box 380  
35 W. Main Street  
Bloomsburg, PA 17815

2003 CV 951 MF  
2003 EA 155

RE: Donnie G. Sult, Jr. and Kimberly A. Sult  
1118 Orange Street  
Berwick, PA 18603  
Our File# 13031  
CCP 2003-CV-951 MF

Dear Sir or Madam:

Enclosed please find the documents necessary to schedule the above property for the next available sale date. Please advise me when the Sheriff's Sale has been scheduled.

**Please make service on person(s) named AT ALL ADDRESSES INDICATED (OR serve any adult in charge of premises and note name and relationship to defendant(s) on service return. Special service will be noted.**

**Donnie G. Sult, Jr.**  
**1118 Orange Street**  
**Berwick, PA 18603**

**AND**

**Kimberly A. Sult**  
**1118 Orange Street**  
**Berwick, PA 18603**

I have enclosed a self-addressed stamped envelope for your convenience in returning the service form. Thank you for your assistance in this matter.

Sincerely yours,

*Sue Fruit*  
Sue Fruit

*Sheriff's Copy*

Martha E. Von Rosenstiel, P.C.  
Martha E. Von Rosenstiel  
16 South Lansdowne Avenue  
P.O. Box 457  
Lansdowne, PA 19050  
610 623-2660  
Attorney I.D.# 52634

Attorney for Plaintiff

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Salt Lake City UT 84115-4412

: COURT OF COMMON PLEAS  
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Plaintiff

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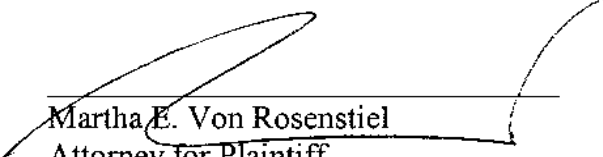
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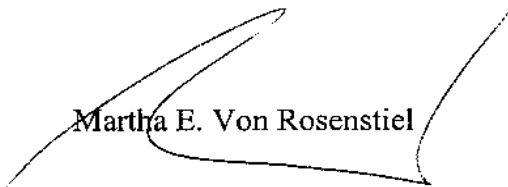
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TO: Bureau of Compliance  
Clearance Support Section/ATTN: Sheriff's Sale  
Dept. 281230  
Harrisburg, PA 17129-1230

**RE: NOTICE OF SALE OF REAL PROPERTY:**  
**1118 Orange Street, Berwick, PA 18603**  
**Amount of Judgment: \$97,241.81**  
**Date of Judgment: November 13, 2003**  
**Court Term and Number: Court of Common Pleas of**  
**Columbia County, No. 2003-CV-951 MF**  
**Plaintiff: Fairbanks Capital Corporation**  
**Defendants: Donnie G. Sult, Jr. and Kimberly A. Sult**

Dear Sir/Madam:

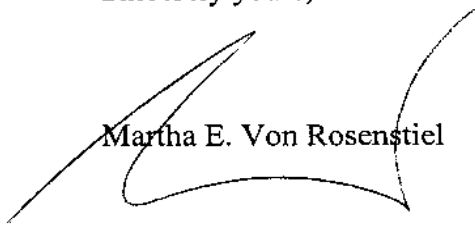
Please be advised that the property and residential dwelling, located at and known as 1118 Orange Street Berwick PA 18603 will be sold by the Sheriff of Columbia County on \_\_\_\_\_ at 10:00 A.M. in the Columbia County Court House, 35 W. Main Street, Bloomsburg, PA 17815.

This notice is being sent to you because my records indicate that you hold a lien on the property secondary to the first mortgage, which is being foreclosed.

This property and improvements are being sold pursuant to a judgment entered as indicated above in favor of the above named plaintiff, and against the above named defendants. The name of the owners, real owners, and reputed owners of the aforementioned property are Donnie G. Sult, Jr. and Kimberly A. Sult.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of the filing of said schedule. You should check with the Sheriff's Office by calling 570-389-5622-6124 to determine the actual date of the filing of the schedule.

Sincerely yours,

  
Martha E. Von Rosenstiel

**MARTHA E. VON ROSENSTIEL, P.C.**  
**ATTORNEY AT LAW**  
16 SOUTH LANSDOWNE AVENUE  
P.O. BOX 457  
LANSDOWNE, PA 19050

PHONE(610)623-2660

FAX(610)623-2745

November 12, 2003

TO: Family Court/Domestic Relations Office  
Columbia County Court House  
P.O. Box 389  
Bloomsburg, PA 17815

**RE: NOTICE OF SALE OF REAL PROPERTY:**  
**1118 Orange Street, Berwick, PA 18603**  
**Amount of Judgment: \$97,241.81**  
**Date of Judgment: November 13, 2003**  
**Court Term and Number: Court of Common Pleas of**  
**Columbia County, No. 2003-CV-951 MF**  
**Plaintiff: Fairbanks Capital Corporation**  
**Defendants: Donnie G. Sult, Jr. and Kimberly A. Sult**

Dear Sir/Madam:

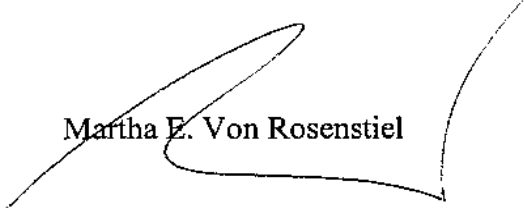
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This notice is being sent to you because my records indicate that you hold a lien on the property secondary to the first mortgage, which is being foreclosed.

This property and improvements are being sold pursuant to a judgment entered as indicated above in favor of the above named plaintiff, and against the above named defendants. The name of the owners, real owners, and reputed owners of the aforementioned property are Donnie G. Sult, Jr. and Kimberly A. Sult.

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**ATTORNEY AT LAW**  
16 SOUTH LANSDOWNE AVENUE  
P.O. BOX 457  
LANSDOWNE, PA 19050

PHONE(610)623-2660

FAX(610)623-2745

November 12, 2003

TO: Dept. of Public Welfare  
Box 2675  
Harrisburg, PA 17105

**RE: NOTICE OF SALE OF REAL PROPERTY:**  
**1118 Orange Street, Berwick, PA 18603**  
**Amount of Judgment: \$97,241.81**  
**Date of Judgment: November 13, 2003**  
**Court Term and Number: Court of Common Pleas of**  
**Columbia County, No. 2003-CV-951 MF**  
**Plaintiff: Fairbanks Capital Corporation**  
**Defendants: Donnie G. Sult, Jr. and Kimberly A. Sult**

Dear Sir/Madam:

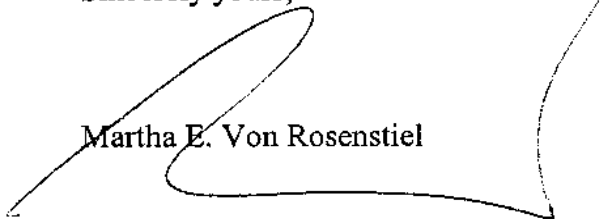
Please be advised that the property and residential dwelling, located at and known as 1118 Orange Street Berwick PA 18603 will be sold by the Sheriff of Columbia County on \_\_\_\_\_ at 10:00 A.M. in the Columbia County Court House, 35 W. Main Street, Bloomsburg, PA 17815.

This notice is being sent to you because my records indicate that you hold a lien on the property secondary to the first mortgage, which is being foreclosed.

This property and improvements are being sold pursuant to a judgment entered as indicated above in favor of the above named plaintiff, and against the above named defendants. The name of the owners, real owners, and reputed owners of the aforementioned property are Donnie G. Sult, Jr. and Kimberly A. Sult.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after said sale, and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date of the filing of said schedule. You should check with the Sheriff's Office by calling 570-389-5622-6124 to determine the actual date of the filing of the schedule.

Sincerely yours,

  
Martha E. Von Rosenstiel

Martha E. Von Rosenstiel, P.C.  
Martha E. Von Rosenstiel  
16 South Lansdowne Avenue  
P.O. Box 457  
Lansdowne, PA 19050  
610 623-2660  
Attorney I.D.# 52634

Attorney for Plaintiff

Fairbanks Capital Corporation  
3815 South West Temple  
Salt Lake City UT 84115-4412

: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY  
:  
:  
:

Plaintiff

vs.

: No: 2003-CV-951 MF  
:  
:  
:  
:  
:

Donnie G. Sult, Jr. and Kimberly A. Sult  
1118 Orange Street  
Berwick, PA 18603

Defendants

### CERTIFICATION

I hereby certify that I am the attorney of record for the plaintiff in this action against real property, and further certify that this property is:

- ( ) FHA – Tenant Occupied or Vacant
- ( ) Commercial
- ( ) As a result of a Complaint in Assumpsit
- (X) That the plaintiff has complied in all respects with  
Section 403 of the Mortgage Assistance Act including but not limited to:
  - (a) Service of the Notice on the defendants
  - (b) Expiration of the 30 days since Service of the notice.
  - (c) Defendants failure to request or appear at meeting  
with mortgagee or Consumer Credit Agency.
  - (d) Defendants failure to file application with the  
Homeowners Emergency Assistance Program.

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

  
Martha E. Von Rosenstiel, Esquire

Martha E. Von Rosenstiel, P.C.  
Martha E. Von Rosenstiel  
16 South Lansdowne Avenue  
P.O. Box 457  
Lansdowne, PA 19050  
610 623-2660  
Attorney I.D.# 52634

Attorney for Plaintiff

Fairbanks Capital Corporation  
3815 South West Temple  
Salt Lake City UT 84115-4412

: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY  
:  
:  
:

Plaintiff

vs.

: No: 2003-CV-951 MF  
:  
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:  
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:

Donnie G. Sult, Jr. and Kimberly A. Sult  
1118 Orange Street  
Berwick, PA 18603

Defendants

#### **AFFIDAVIT OF LAST KNOWN ADDRESS**

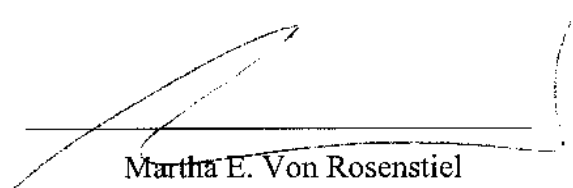
**MARTHA E. VON ROSENSTIEL**, attorney for the plaintiff in the above action, sets forth as of the date the praecipe for the Writ of Execution was filed the addresses of the parties are as follows:

1. Name and address of owners(s) or reputed owner(s) and/or defendant(s) in the judgment:

Donnie G. Sult, Jr.  
1118 Orange Street  
Berwick, PA 18603

Kimberly A. Sult  
1118 Orange Street  
Berwick, PA 18603

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



Martha E. Von Rosenstiel  
Attorney for Plaintiff

Martha E. Von Rosenstiel, P.C.  
Martha E. Von Rosenstiel  
16 South Lansdowne Avenue  
P.O. Box 457  
Lansdowne, PA 19050  
610 623-2660  
Attorney I.D.# 52634

Attorney for Plaintiff

Fairbanks Capital Corporation  
3815 South West Temple  
Salt Lake City UT 84115-4412

: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY  
:  
:  
:

Plaintiff

vs.

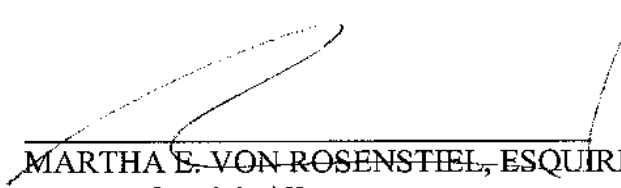
: No: 2003-CV-951 MF  
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Donnie G. Sult, Jr. and Kimberly A. Sult  
1118 Orange Street  
Berwick, PA 18603

Defendants

#### WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is round in possession, after notifying such person of such levy or attachment without liability on the party of such deputy or the Sheriff or any Plaintiff here for any loss, destructions or removal of any such property before Sheriff's Sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
MARTHA E. VON ROSENSTIEL, ESQUIRE  
Attorney for Plaintiff

Martha E. Von Rosenstiel  
Attorney for Plaintiff  
16 South Lansdowne Avenue  
P.O. Box 457  
Lansdowne, PA 19050  
610 623-2660  
Attorney I.D.# 52634

### **SHORT DESCRIPTION**

DOCKET# 2003-CV-951 MF

IN THE Borough of Berwick, County of Columbia, State of Pennsylvania

At the NE corner of Lot # 257

FRONT: 73 feet                      DEPTH: 164 FEET

TAX PARCEL#04-C-02-077

PROPERTY: 1118 Orange Street, Berwick, PA 18603

IMPROVEMENTS: Residential Dwelling

TO BE SOLD AS THE PROPERTY OF: Donnie G. Sult, Jr. and Kimberly A. Sult

Martha E. Von Rosenstiel  
Attorney for Plaintiff  
16 South Lansdowne Avenue  
P.O. Box 457  
Lansdowne, PA 19050  
610 623-2660  
Attorney I.D.# 52634

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16 South Lansdowne Avenue  
P.O. Box 457  
Lansdowne, PA 19050  
610 623-2660  
Attorney I.D.# 52634

Attorney for Plaintiff

Fairbanks Capital Corporation  
3815 South West Temple  
Salt Lake City UT 84115-4412

: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY  
:  
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Plaintiff

vs.

: No: 2003-CV-951 MF  
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Donnie G. Sult, Jr. and Kimberly A. Sult  
1118 Orange Street  
Berwick, PA 18603

Defendants

**THIS IS AN ATTEMPT TO COLLECT A DEBT ANY INFORMATION OBTAINED  
WILL BE USED FOR THAT PURPOSE  
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: Donnie G. Sult, Jr. and Kimberly A. Sult  
1118 Orange Street  
Berwick, PA 18603**

Your house and/or real estate at 1118 Orange Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at 10:00 A.M. to enforce the court judgment of \$97,241.81 obtained by Fairbanks Capital Corporation against you.

**NOTICE OF OWNERS RIGHTS  
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay to Fairbanks Capital Corporation the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 610 623-2660.

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 also be able to stop the sale through other legal proceedings.

You may contact 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 bid price by calling 610 623-2660.

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 the 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 610 623-2660.

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 on a date to be announced by the Sheriff. This schedule will state who will be receiving that 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 Schedule of Distribution is posted.

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.**

**NORTH PENN LEGAL SERVICES  
168 E. 5<sup>TH</sup> STREET  
BLOOMBERG, PA 17815  
(570) 784-8760**

Fairbanks Capital Corporation	:	COURT OF COMMON PLEAS
3815 South West Temple	:	COLUMBIA COUNTY
Salt Lake City UT 84115-4412	:	
	:	
Plaintiff	:	
vs.	:	No: 2003-CV-951 MF
	:	
Donnie G. Sult, Jr. and Kimberly A. Sult	:	
1118 Orange Street	:	
Berwick, PA 18603	:	
	:	
Defendants	:	

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### CLAIM FOR EXEMPTION

To the Sheriff:

I, the above named defendant, claim exemption of property from levy or attachment:

(1) From my real property in my possession which has been levied upon,

(a) I desire that my \$300.00 statutory exemption be set-aside in kind (specify real property to be set-aside in kind):

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at

(Address) (Telephone Number)

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date:

Signature

THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF  
COLUMBIA COUNTY COURT HOUSE, 35 WEST MAIN STREET  
BLOOMSBURG, PA 17815  
570-389-5622

## **LEGAL DESCRIPTION**

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

BEGINNING at a point on the South side of Orange Street, East of Warren Street, at the Northeast corner of lot No. 257; thence along Orange Street, South seventy one degrees (71°), fifteen minutes (15') East, seventy three (73) feet to a corner; thence South two degrees (02°), fifty (50') minutes East, one hundred sixty four (164) feet to an alley; thence along said alley, North seventy one degrees (71°), fifteen minutes (15') West, seventy three (73) feet to the Southeast corner of Lot No. 257; thence along said lot North two degrees (02°), fifty minutes (50') West, one hundred sixty four (164) feet to the place of beginning.

SAME BEING Lot No. 258 in Michael's Addition to Berwick and said plot of lots duly recorded in 1902 in and for Columbia County at Bloomsburg, PA in Misc. Book No. 7, page 469.

TAX PARCEL #04-C-02-077.

MARTHA E. VON ROSENSTIEL, P.C.  
F-ACCOUNT  
16 SOUTH LANSDOWNE AVENUE  
LANSDOWNE, PA 19050-2102

PNC BANK, NATIONAL ASSOCIATION  
PHILADELPHIA, PA  
3-57310

29137

11/12/2003

FAY TO THE ORDER OF Sheriff Of ~~Gambria~~ County

\$ \*\*1,200.00

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

Sheriff Of ~~Gambria~~ County

MEMO 13031

*Maureen Vetter*

⑈029137⑈ ⑈031000053⑈ 8542938948⑈