

SHERIFF'S SALE COST SHEET

Public Savings Bank vs. John Eisenhower / Nicole Neerhoof
 NO. 170-03 ED NO. 915-01 JD DATE/TIME OF SALE 4-21-04 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>37.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL *****	\$ <u>439.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>692.12</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>917.12</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	<u>1596</u> \$ <u>41.50</u>
TOTAL *****	\$ <u>51.50</u>

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	<u>97</u> \$ <u>321.84</u>
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	<u>98</u> \$ <u>2794.26</u>
TOTAL *****	\$ <u>3116.10</u>

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

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 4664.22

3-7615/360

1344

IN PAYMENT FOR
Sherry G. Smith PSB's Executive Staff


STRONG STEVENS & WYANT, P.C.

SUITE 300
1250 WEST GERMANTOWN PIKE
PLYMOUTH MEETING, PA 19462

PAY		TO THE ORDER OF		DATE		DESCRIPTION		CHECK AMOUNT		DOLLARS	
CHECK NO.		1344		4/21/04		Sherriff of Columbia County		3407		50	

Three Thousand Four Hundred Seven and 50/100

[Signature]

 CITIZENS BANK

⑈001344⑈ ⑆036076150⑆ 6201534680⑈

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 March 3, 10, 17, 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.

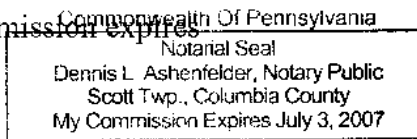
Paul R. Eyerly IV

Sworn and subscribed to before me this 19th day of MARCH, 2004.

[Signature]

(Notary Public)

My commission expires



Member, Pennsylvania Association Of Notaries

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.

.....

1250 W. Germantown Pike, Suite 300
Plymouth Meeting, PA 19462
Tel: (610)832-5900
Fax: (610)832-5914

**STRONG STEVENS &
WYANT, PC**

Fax

To: Timothy T. Chamberlain, Acting Sheriff **From:** Emory Wyant

Fax: (570)389-5625 **Pages:** 2

Phone: **Date:** March 24, 2004

Re: Eisenhower & Nearhoof Sale **CC:**

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

• **Comments:** Confirmation that sale has been continued until April 21, 2004.

- ☐ Original will not follow
- ☒ Original will follow via regular Mail.

The Information contained in this Facsimile Message is intended only for the personal and confidential use of the designated recipients named above. The Message may be an attorney-client communication and as such is privileged and confidential. If the Receiver of this Message is not the intended Receiver, you are hereby notified that you have received this document in error and that any review, dissemination, distribution or copyright of this Message is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone or fax and destroy the copy of the Message which you have received.

IF YOU EXPERIENCE ANY PROBLEMS WITH TRANSMISSION, PLEASE
TELEPHONE US AT (610)832-5900.

170-03

LAW OFFICES

STRONG STEVENS & WYANT

A PROFESSIONAL CORPORATION

1250 GERMANTOWN PIKE, SUITE 300
PLYMOUTH MEETING, PA 19462-2444RICHARD K. STEVENS, JR.
JAMES H. STEVENS
EMORY A. WYANT, JR.
THOMAS R. KELLOGG
KAMI S. MILLER(610) 832-5900
FAX (610) 832-5914
E-MAIL strongstevens@aol.comOF COUNSEL
JEFFREY F. JANOSKI
—
SAMUEL L. SAGENDORPH
(1917-1996)
GEORGE V. STRONG, JR.
(1925-2002)

March 24, 2004

Timothy T. Chamberlain, Acting Sheriff
Sheriff of Columbia County
Courthouse, 35 West Main Street
Bloomsburg, PA 17815

Fax (570) 389-5625

**Re: Public Savings Bank v. Eisenhower & Nearhoff
Mortgage Foreclosure: 2001 CV 915
WRIT #170 OF 2003 ED**

Dear Acting Sheriff Chamberlain:

I wish to apologize to you for the misunderstanding concerning the Sheriff's Sale which was originally scheduled for today. When our office discovered in early March that proper notices concerning the sale had not been mailed to the lien holders, we contacted your office we were advised that the sale could be continued until April 21, 2004 in order to give us time to give the appropriate notice and file the required Affidavit of Service. We immediately mailed the appropriate notices and filed the required Affidavit of Service advising the lien creditors that the sale would take place on April 21, 2004.

Unfortunately, my office apparently never confirmed with your office that the sale had in fact been continued to April 21, 2004.

In our telephone conversation of this morning, you said that you would announce that the sale of 120 Valley Road was continued until April 21, 2004. We appreciate your courtesy in connection with the continuance of this sale and again apologize. If for some reason the continued sale will not be held on April 21, 2004, please advise us. With best regards, I am

Sincerely,



EMORY A. WYANT, JR.

EAW,JR:wae

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Public Savings Bank vs John Eisenhower / Wilcox Neighbourhood

NO. 170-03 ED NO. 915-01 JD

DATE/TIME OF SALE: 4-21-04 / 0900

BID PRICE (INCLUDES COST) \$ 4661.27

POUNDAGE - 2% OF BID \$ 93.28

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4757.50

PURCHASER(S): _____

ADDRESS: 2300 Computer Ave, Ste H-42, Willow Grove, PA

NAMES(S) ON DEED: Public Savings Bank

19090

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 4757.50

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 3407.50

LAW OFFICES
STRONG STEVENS & WYANT
A PROFESSIONAL CORPORATION

RICHARD K. STEVENS, JR.
JAMES H. STEVENS
EMORY A. WYANT, JR.
THOMAS R. KELLOGG
KAMI S. MILLER

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OF COUNSEL
JEFFREY F. JANOSKI
SAMUEL L. SAGENDORPH
(1917-1996)
GEORGE V. STRONG, JR.
(1925-2002)

March 24, 2004

Timothy T. Chamberlain, Acting Sheriff
Sheriff of Columbia County
Courthouse, 35 West Main Street
Bloomsburg, PA 17815

Fax (570)389-5625

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EMORY A. WYANT, JR.

EAW,JR:wae

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OF COUNSEL
JEFFREY F. JANOSKI
—
SAMUEL L. SAGENDORPH
(1917-1996)
GEORGE V. STRONG, JR.
(1925-2002)

March 11, 2004

Prothonotary
Court of Common Pleas
Of Columbia County
35 West Main Street
Bloomsburg, PA 17815

Sheriff of Columbia County
Courthouse, 35 West Main Street
Bloomsburg, PA 17815

**Re: Public Savings Bank v. Eisenhauer & Nearhoff
Mortgage Foreclosure: 2001 CV 915**


Dear Prothonotary:

Enclosed for filing in the above matter are the following:

1). one (1) original and one (1) extra copy of Affidavit of Service of Notice required by Rule 3129

Please file the original and return the extra, time-stamped copies to me in the enclosed self-addressed, stamped envelope.

Sincerely,



EMORY A. WYANT, JR.

Enclosures.

EAW/ksm

Cc: Public Savings Bank

COMPLETE THIS SECTION ON DELIVERY	
A. Signature X James C. Pierce	170 <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
B. Received by (Printed Name) JAN 07 2004	C. Date of Delivery
D. Is delivery address different from item 1? If YES, enter address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mail Manager	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2410 0001 8079 9613	

2ACPRI-03-Z-05

COMPLETE THIS SECTION ON DELIVERY

A. Signature 170
☐ Agent
☒ Addressee

B. Received by (Printed Name) C. Date of Delivery

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

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

<input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2410 0001 8079 9651	
Return Receipt 2ACPRI-03-Z-0	
COMPLETE THIS SECTION ON DELIVERY	
A. Signature <input type="checkbox"/> Agent	
X <i>J. Lopez</i> <input checked="" type="checkbox"/> Address	
B. Received by (Printed Name) C. Date of Delivery	
<i>J. Lopez</i> JAN - 5 2004	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes	
if YES, enter delivery address below: <input type="checkbox"/> No	
Service Type	
<input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail	
<input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise	
<input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2410 0001 8079 9668	
Return Receipt 2ACPRI-03-Z-0	

STRONG STEVENS & WYANT, P.C.

By: EMORY A. WYANT, JR.

Identification No. 22347

1250 Germantown Pike, Suite 300

Plymouth Meeting, PA 19462

(610)832-5900

Attorney for Plaintiff, Public Savings Bank

PUBLIC SAVINGS BANK

2300 Computer Avenue, Suite H-42

Willow Grove PA 19090

Plaintiff

vs.

JOHN A. EISENHAUER and

NICOLE NEARHOOF

120 Valley Road (formerly RR#4, Box 4425)

Berwick PA 18603

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY, PENNA.

No. 2001 CV 915

MORTGAGE FORECLOSURE

AFFIDAVIT OF SERVICE OF
NOTICE REQUIRED BY RULE 3129

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF PHILADELPHIA

SS

EMORY A. WYANT, JR., attorney for plaintiff, being duly sworn according to law, deposes and says that, in accordance with the notice requirements of Pa.R.Civ.Pro.3129.2, the Notice of Sale of premises at 120 Valley Road (formerly RR#4 Box 4425), Berwick, Columbia County, PA 18603 were served as follows:

1). On January 7, 2004, Defendant, John A. Eisenhauer, Jr., was personally served by Sheriff of Columbia County at 724 D. Green Street, Berwick PA 18603.

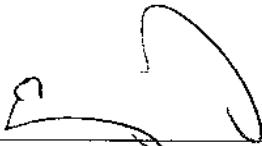
2). On January 7, 2004, Defendant, Nicole M. Nearhoof, was personally served by Sheriff of Columbia County at 120 Valley Road (formerly RR#4, Box 4425), Berwick PA 18603.

3). On February 26, 2004, the following Parties of Interest were served via Regular U.S. Mail, First Class, at the addresses set forth below with the return address of Plaintiff's attorney appearing thereon: [A true and correct copies of the Notices and the Certificates of Mailing are attached hereto and made part hereof as Exhibit "A"]

Bittner & Co., Inc.
Rd #5, Box 446
Valley View Drive
Dallas, PA 18612

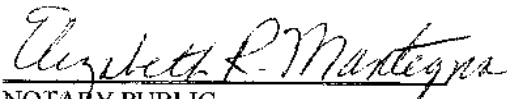
Services Company, Inc.
c/o CT Corporation Systems
1515 Market St., Ste. 1210
Philadelphia, PA 19102

Columbia County Tax Claim Bureau
P.O. Box 380
35 W. Main Street
Bloomsburg, PA 17815



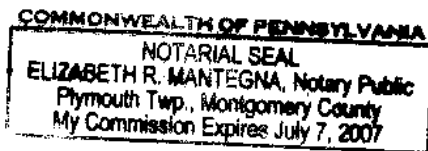
EMORY A. WYANT, JR.
Attorney for Plaintiff

Sworn to and Subscribed
before me this 11th day
of March, 2004.



NOTARY PUBLIC

My Commission Expires:



LAW OFFICES

STRONG STEVENS & WYANT

A PROFESSIONAL CORPORATION

1250 GERMANTOWN PIKE, SUITE 300

PLYMOUTH MEETING, PA 19462-2444

RICHARD K. STEVENS, JR.
JAMES H. STEVENS
EMORY A. WYANT, JR.
THOMAS R. KELLOGG
KAMI S. MILLER

(610) 832-5900
FAX (610) 832-5914
E-MAIL strongstevens@aol.com

OF COUNSEL
JEFFREY F. JANOSKI
SAMUEL L. SAGENDORPH
(1917-1996)
GEORGE V. STRONG, JR.
(1925-2002)

February 26, 2004

Bittner & Co., Inc.
Rd #5, Box 446
Valley View Drive
Dallas, PA 18612

Columbia County Tax Claim Bureau
P.O. Box 380
35 West Main Street
Bloomsburg PA 17815

Associates Financial Services
Company, Inc.
c/o CT Corp. Systems
1515 Market St., Ste. 1210
Philadelphia, PA 19102

RE: SHERIFF'S SALE OF REAL ESTATE

Owners: John A. Eisenhower & Nicole Nearhoof


**Property: 120 Valley Road, (formerly RR#4, Box 4425)
Berwick, Columbia County, Pennsylvania**

Dear Lienholder(s):

Please be advised that this office represents the first mortgagee in an action of Mortgage Foreclosure. Attached hereto is a copy of the Notice of Sheriff Sale of real property in question which includes the date, time and place of the Sheriff Sale.

Our research indicates that you may be a lien creditor or a party of interest and that said Sheriff's Sale may divest your lien or interest against the said property.

Very truly yours,


Emory A. Wyant, Jr, Esquire

Enclosure
EAW/ksm

EXHIBIT A

C. FINED TO APRIL 21, 2004

SHERIFF'S SALE

WEDNESDAY MARCH 24, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 170 OF 2003 ED AND CIVIL WRIT NO. 915 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 piece, parcel or tract of land situate in the Township of Briar Creek, Columbia County and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of Township Route 744 leading from Summerhill to Shickshinny at the northwest corner of lands now or late of Royce Collins; thence along the center of said Township Route 744 North 5 degrees 54 minutes West 179.0 feet to a point in the other lands of Vernon W. Whitmire, et ux, thence along the southerly boundary line of said lands North 84 degrees 15 minutes East 493.82 feet to an iron pin on the westerly boundary line of lands now or late of Lester Bower; thence along the westerly boundary line of said lands South 1 degree East 179.08 feet to a set stone at the northeasterly corner of lands now or late of Royce Collins; thence along the northerly boundary line of said lands South 84 degrees 15 minutes West 482.07 feet to a point, the place of beginning.

Containing 2.03 acres of land and a single family residence.

BEING the southerly portion of tract No. 1 in the deed conveyed to Vernon W. Whitmire and Helen P. Whitmire, his wife, by deed of Paul W. Canouse and Gladys V. Canouse, his wife, dated July 7, 1960 and recorded in Columbia County in Deed Book 202 at page 244.

BEING the same premises conveyed to John A. Eisenhower, Jr. and Nicole Nearhoff by deed of John A. Eisenhower, Jr. dated June 16, 1999 and recorded June 30, 1999 in Columbia County Record Book 730 page 0259

Map # 07-4-17-1

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
Emory A. Wyant, Jr.
1250 Germantown Pike Road
Plymouth Meeting, PA 19462

Acting Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

STRONG STEVENS & WYANT, P.C.
By: EMORY A. WYANT, JR.
Identification No. 22347
1250 Germantown Pike, Suite 300
Plymouth Meeting, PA 19462
(610)832-5900

Attorney for Plaintiff, Public Savings Bank

PUBLIC SAVINGS BANK
2300 Computer Avenue, Suite H-42
Willow Grove PA 19090
vs.

JOHN A. EISENHAUER and
NICOLE NEARHOOF
120 Valley Road (formerly RR#4, Box 4425)
Berwick PA 18603
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNA.

No. 2001 CV 915

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO : Bittner & Co., Inc., Rd #5, Box 446, Valley View Drive, Dallas, PA 18612
Services Co., Inc., c/o CT Corp. Systems, 1515 Market St., Ste. 1210, Philadelphia, PA 19102
Columbia County Tax Claim Bureau, P.O. Box 380, 35 W. Main Street, Bloomsburg, PA 17815

Real Estate of John A. Eisenhauer and Nicole M. Nearhoof, at 120 Valley Road (formerly RR#4, Box 4425), Berwick, Columbia County, Pennsylvania is scheduled to be sold at Sheriff's Sale on Tuesday, April 21, 2004 at 9:00 a.m., at the Columbia County Sheriff's Office at 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of Public Savings Bank. A description of the Real Estate is attached hereto as Exhibit "A".

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

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

1. The sale will be cancelled if you pay to Public Savings Bank the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Emory A. Wyant, Jr., Esquire on the telephone at 610-832-5900.
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.

EXHIBIT

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 bid price by calling **Emory A. Wyant, Jr.**, Esquire on the telephone at **610-832-5900**.
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 on the sale. To find out if this has happened you may call **Emory A. Wyant, Jr.**, Esquire on the telephone at **610-832-5900**.
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 **May 21, 2004**. 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 **May 21, 2004**.
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.

Susquehanna Valley Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
570-784-8760

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg PA 17108
(800)692-7375/(717)238-6807

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Map # 07-4-17-1

EXHIBIT A

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER	
Received From:	
Strong Sterens & Wysocki	
1250 Germantown Pike, Ste 300	
Plymouth Meeting PA 19462-24	
One piece of ordinary mail addressed to:	
Associate Financial Service Company Inc	
c/o CT Corp Systems	
1515 Market St, Suite 1210	
Philadelphia PA 19102	

PS Form 3817, Mar. 1989

0000



\$0.90
000169-43-01

U.S. POSTAGE
PAID
JENKINTOWN, PA
FEB 26 1989
AMOUNT

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER	
Received From:	
Strong Stevens & Wyant	
1250 Germantown Pike, Ste 300	
Plymouth Meeting PA 19462-24	
One piece of ordinary mail addressed to:	
Bittner & Co, Inc	
Rd #5, Box 446	
Valley View Dr	
Dallas PA 18612	

PS Form 3817, Mar. 1989

0000



\$0.90
000169-43-01

U.S. POSTAGE
PAID
JENKINTOWN, PA
FEB 26 1989
AMOUNT

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER	
Received From:	
Strong Stevens & Wyant	
1250 Germantown Pike, Ste 300	
Plymouth Meeting PA 19462-24	
One piece of ordinary mail addressed to:	
Columbia County Tax Claim B	
PO Box 380	
35 W. Main St	
Bloomsburg PA 17815	

PS Form 3817, Mar. 1989

0000



\$0.90
000169-43-01

U.S. POSTAGE
PAID
JENKINTOWN, PA
FEB 26 1989
AMOUNT

STRONG STEVENS & WYANT, P.C.
By: EMORY A. WYANT, JR.
Identification No. 22347
1250 Germantown Pike, Suite 300
Plymouth Meeting, PA 19462
(610)832-5900

Attorney for Plaintiff, Public Savings Bank

PUBLIC SAVINGS BANK
2300 Computer Avenue, Suite H-42
Willow Grove PA 19090

Plaintiff

vs.

JOHN A. EISENHAUER and
NICOLE NEARHOOF
120 Valley Road (formerly RR#4, Box 4425)
Berwick PA 18603

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNA.

No. 2001 CV 915

MORTGAGE FORECLOSURE

AFFIDAVIT OF SERVICE OF
NOTICE REQUIRED BY RULE 3129

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

SS

EMORY A. WYANT, JR., attorney for plaintiff, being duly sworn according to law, deposes and says that, in accordance with the notice requirements of Pa.R.Civ.Pro.3129.2, the Notice of Sale of premises at 120 Valley Road (formerly RR#4 Box 4425), Berwick, Columbia County, PA 18603 were served as follows:

1). On January 7, 2004, Defendant, John A. Eisenhauer, Jr., was personally served by Sheriff of Columbia County at 724 D. Green Street, Berwick PA 18603.


2). On January 7, 2004, Defendant, Nicole M. Nearhoof, was personally served by Sheriff of Columbia County at 120 Valley Road (formerly RR#4, Box 4425), Berwick PA 18603.

3). On February 26, 2004, the following Parties of Interest were served via Regular U.S. Mail, First Class, at the addresses set forth below with the return address of Plaintiff's attorney appearing thereon: [A true and correct copies of the Notices and the Certificates of Mailing are attached hereto and made part hereof as Exhibit "A"]

Bittner & Co., Inc.
Rd #5, Box 446
Valley View Drive
Dallas, PA 18612

Services Company, Inc.
c/o CT Corporation Systems
1515 Market St., Ste. 1210
Philadelphia, PA 19102

Columbia County Tax Claim Bureau
P.O. Box 380
35 W. Main Street
Bloomsburg, PA 17815

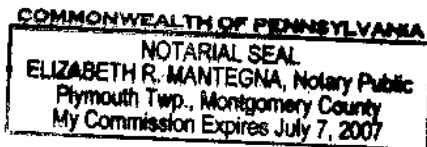


EMORY A. WYANT, JR.
Attorney for Plaintiff

Sworn to and Subscribed
before me this 11th day
of March, 2004.



NOTARY PUBLIC
My Commission Expires:



LAW OFFICES

STRONG STEVENS & WYANT

A PROFESSIONAL CORPORATION

1250 GERMANTOWN PIKE, SUITE 300
PLYMOUTH MEETING, PA 19462-2444

RICHARD K. STEVENS, JR.
JAMES H. STEVENS
EMORY A. WYANT, JR.
THOMAS R. KELLOGG
KAMI S. MILLER

(610) 832-5900
FAX (610) 832-5914
E-MAIL strongstevens@aol.com

OF COUNSEL
JEFFREY F. JANOSKI
SAMUEL L. SAGENDORPH
(1917-1996)
GEORGE V. STRONG, JR.
(1925-2002)

February 26, 2004

Bittner & Co., Inc.
Rd #5, Box 446
Valley View Drive
Dallas, PA 18612

Columbia County Tax Claim Bureau
P.O. Box 380
35 West Main Street
Bloomsburg PA 17815

Associates Financial Services
Company, Inc.
c/o CT Corp. Systems
1515 Market St., Ste. 1210
Philadelphia, PA 19102

RE: SHERIFF'S SALE OF REAL ESTATE

Owners: John A. Eisenhower & Nicole Nearhoof

**Property: 120 Valley Road, (formerly RR#4, Box 4425)
Berwick, Columbia County, Pennsylvania**

Dear Lienholder(s):

Please be advised that this office represents the first mortgagee in an action of Mortgage Foreclosure. Attached hereto is a copy of the Notice of Sheriff Sale of real property in question which includes the date, time and place of the Sheriff Sale.

Our research indicates that you may be a lien creditor or a party of interest and that said Sheriff's Sale may divest your lien or interest against the said property.

Very truly yours,



Emory A. Wyant, Jr, Esquire

Enclosure
EAW/ksm

EXHIBIT A

NTINUED TO APRIL 21, 2004

SHERIFF'S SALE

WEDNESDAY MARCH 24, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 170 OF 2003 ED AND CIVIL WRIT NO. 915 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'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece, parcel or tract of land situate in the Township of Briar Creek, Columbia County and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point in the center of Township Route 744 leading from Summerhill to Shickshinny at the northwest corner of lands now or late of Royce Collins; thence along the center of said Township Route 744 North 5 degrees 54 minutes West 179.0 feet to a point in the other lands of Vernon W. Whitmire, et ux, thence along the southerly boundary line of said lands North 84 degrees 15 minutes East 493.82 feet to an iron pin on the westerly boundary line of lands now or late of Lester Bower; thence along the westerly boundary line of said lands South 1 degree East 179.08 feet to a set stone at the northeasterly corner of lands now or late of Royce Collins; thence along the northerly boundary line of said lands South 84 degrees 15 minutes West 482.07 feet to a point, the place of beginning. Containing 2.03 acres of land and a single family residence.

BEING the southerly portion of tract No. 1 in the deed conveyed to Vernon W. Whitmire and Helen P. Whitmire, his wife, by deed of Paul W. Canouse and Gladys V. Canouse, his wife, dated July 7, 1960 and recorded in Columbia County in Deed Book 202 at page 244.

BEING the same premises conveyed to John A. Eisenhauer, Jr. and Nicole Nearhoff by deed of John A. Eisenhauer, Jr. dated June 16, 1999 and recorded June 30, 1999 in Columbia County Record Book 730 page 0259

Map # 07-4-17-1

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
Emory A. Wyant, Jr.
1250 Germantown Pike Road
Plymouth Meeting, PA 19462

Acting Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

STRONG STEVENS & WYANT, P.C.
By: EMORY A. WYANT, JR.
Identification No. 22347
1250 Germantown Pike, Suite 300
Plymouth Meeting, PA 19462
(610)832-5900

Attorney for Plaintiff, Public Savings Bank

PUBLIC SAVINGS BANK
2300 Computer Avenue, Suite H-42
Willow Grove PA 19090

vs.

JOHN A. EISENHAUER and
NICOLE NEARHOOF
120 Valley Road (formerly RR#4, Box 4425)
Berwick PA 18603

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNA.

No. 2001 CV 915

MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO : Bittner & Co., Inc., Rd #5, Box 446, Valley View Drive, Dallas, PA 18612
Services Co., Inc., c/o CT Corp. Systems, 1515 Market St., Ste. 1210, Philadelphia, PA 19102
Columbia County Tax Claim Bureau, P.O. Box 380, 35 W. Main Street, Bloomsburg, PA 17815

Real Estate of John A. Eisenhauer and Nicole M. Nearhoof, at 120 Valley Road (formerly RR#4, Box 4425), Berwick, Columbia County, Pennsylvania is scheduled to be sold at Sheriff's Sale on Tuesday, April 21, 2004 at 9:00 a.m. at the Columbia County Sheriff's Office at 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of Public Savings Bank. A description of the Real Estate is attached hereto as Exhibit "A".

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

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

1. The sale will be cancelled if you pay to Public Savings Bank the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Emory A. Wyant, Jr., Esquire on the telephone at 610-832-5900.
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.

EXHIBIT

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 bid price by calling Emory A. Wyant, Jr., Esquire on the telephone at 610-832-5900.
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 on the sale. To find out if this has happened you may call Emory A. Wyant, Jr., Esquire on the telephone at 610-832-5900.
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 May 21, 2004. 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 May 21, 2004.
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.

Susquehanna Valley Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
570-784-8760

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg PA 17108
(800)692-7375/(717)238-6807

ALL that certain piece, parcel or tract of land situate in the Township of Briar Creek, Columbia County and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of Township Route 744 leading from Summerhill to Shickshinny at the northwest corner of lands now or late of Royce Collins; thence along the center of said Township Route 744 North 5 degrees 54 minutes West 179.0 feet to a point in the other lands of Vernon W. Whitmire, et ux, thence along the southerly boundary line of said lands North 84 degrees 15 minutes East 493.82 feet to an iron pin on the westerly boundary line of lands now or late of Lester Bower; thence along the westerly boundary line of said lands South 1 degree East 179.08 feet to a set stone at the northeasterly corner of lands now or late of Royce Collins; thence along the northerly boundary line of said lands South 84 degrees 15 minutes West 482.07 feet to a point, the place of beginning.

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Map # 07-4-17-1

EXHIBIT A

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

Received From:

Strong Stevens & Wycoff
1250 Germantown Pike, Ste 300
Plymouth Meeting PA 19462-24

One piece of ordinary mail addressed to:

Associated Financial
Service Company Inc
c/o CT Corp Systems
1515 Market St, Suite 1210
Philadelphia PA 19102

PS Form 3817, Mar. 1989

0000

U.S. POSTAGE
PAID
JENKINTOWN, PA
FEB 26, '04
AMOUNT
\$0.90
00016943-01

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**
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One piece of ordinary mail addressed to:

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Rd #5, Box 446
Valley View Dr
Dallas PA 18612

PS Form 3817, Mar. 1989

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Columbia County Tax Claim B
PO Box 380
35 W. Main St
Bloomsburg PA 17815

PS Form 3817, Mar. 1989

0000

U.S. POSTAGE
PAID
JENKINTOWN, PA
FEB 26, '04
AMOUNT
\$0.90
00016943-01



PHONE
(570) 389-5622

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

24 HOUR PHONE
(570) 784-6300

PUBLIC SAVINGS BANK

Docket # 170ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

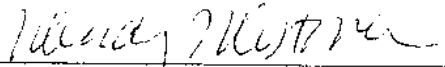
JOHN A. EISENHAUER
NICOLE NEARHOOF

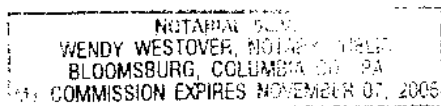
AFFIDAVIT OF SERVICE

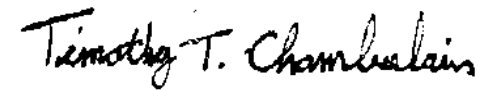
NOW, THIS WEDNESDAY, JANUARY 07, 2004, AT 10:45 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON NICOLE M NEARHOOF AT 20 VALLEY
ROAD, BERWICK BY HANDING TO NICOLE NEARHOOF, , A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS.

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, JANUARY 13, 2004


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF


X
S. HARTZEL
DEPUTY SHERIFF



PHONE
(570) 389-5622

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

24 HOUR PHONE
(570) 784-6300

PUBLIC SAVINGS BANK

Docket # 170ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

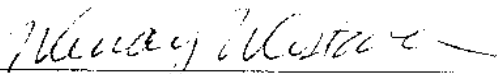
JOHN A. EISENHAUER
NICOLE NEARHOOF

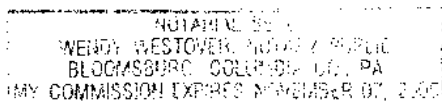
AFFIDAVIT OF SERVICE


NOW, THIS WEDNESDAY, JANUARY 07, 2004, AT 9:20 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON JOHN A EISENHAUER AT 724D
GREEN ST., BERWICK BY HANDING TO JOHN EISENHAUER, , A TRUE AND ATTESTED
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

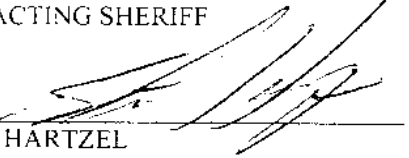
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, JANUARY 13, 2004


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF


X
S. HARTZEL
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.

PUBLIC SAVINGS BANK

VS.

JOHN A. EISENHAUER
NICOLE NEARHOOF

WRIT OF EXECUTION #170 OF 2003 ED

POSTING OF PROPERTY

FEBRUARY 18, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JOHN EISENHAUER AND NICOLE NEARHOOF AT 120 VALLEY RD BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF P. D'ANGELO.

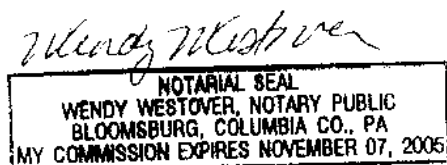
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19TH DAY OF FEBRUARY 2004



JOAN M. ROTHERY
BRIAR CREEK TOWNSHIP
TAX COLLECTOR

FACSIMILE COVER SHEET

TO: Jim Chamberlain

FAX: 784-0257

DATE: 2-3-04

PAGES (inc. cover): 1

Tax Notice 2004 County & Municipality
BRIARCREEK TWP

MAKE CHECKS PAYABLE TO:

Joan M. Rothery
122 TWIN CHURCH ROAD
Berwick PA 18603

HOURS: TUES & THURS: 8PM TO 9PM
WEDNESDAY: 1PM-4PM & 6PM-9PM
NOV & DEC WEDNESDAY HOURS ONLY
PHONE: 570-759-2118

FOR: COLUMBIA COUNTY

DATE
03/01/2004

BILL NO.
10525

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	27,295	5.846	151.03	154.11	189.52
SINKING		.845	22.60	23.06	25.37
FIRE		.3	8.03	8.19	8.01
TWP RE		5	133.75	136.48	150.13
The discount & penalty have been calculated for your convenience			315.41 April 30 If paid on or before	321.84 June 30 If paid on or before	354.03 June 30 If paid after
PAY THIS AMOUNT					

TAXES ARE DUE & PAYABLE: DISCOUNT PAYMENT IS NOT APPLICABLE

EISENHauer JOHN A JR
NICOLE NEARHOOF
724 D GREEN STREET
BERWICK PA 18603

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	10 %
PARCEL: 07-04-017-01,000		
120 VALLEY RD		
2.03 Acres	Land	6,476
	Buildings	20,820
Total Assessment		27,295

This tax returned to
courthouse on:
January 1, 2005

FILE COPY

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/31/2003

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 170ED2003

PLAINTIFF PUBLIC SAVINGS BANK

DEFENDANT JOHN A. EISENHAUER
NICOLE NEARHOOF

PERSON/CORP TO SERVED	PAPERS TO SERVED
NICOLE M NEARHOOF	WRIT OF EXECUTION - MORTGAGE
120 VALLEY ROAD	FORECLOSURE
BERWICK	

SERVED UPON Nicole

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-5 TIME 1045 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
1-6	1355	SA	NA-CC	

DEPUTY [Signature] DATE 1-7-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 12/31/2003

SERVICE# 1 - OF - 14 SERVICES
 DOCKET # 170ED2003

PLAINTIFF PUBLIC SAVINGS BANK
 DEFENDANT JOHN A. EISENHAUER
 NICOLE NEARHOOF

A Fee 1500

PERSON/CORP TO SERVED
JOHN A EISENHAUER
724D GREEN ST.
BERWICK

PAPERS TO SERVED
 WRIT OF EXECUTION - MORTGAGE
 FORECLOSURE

SERVED UPON John

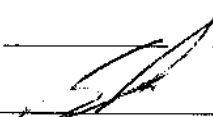
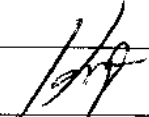
RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-7 TIME 0920 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
1-6	1-6	1315	SH	NA-LC
DEPUTY				DATE <u>1-7-04</u>

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/31/2003

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 170ED2003

PLAINTIFF PUBLIC SAVINGS BANK

DEFENDANT JOHN A. EISENHAUER
NICOLE NEARHOOF

PERSON/CORP TO SERVED	PAPERS TO SERVED
JOAN ROTHERY - TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
122 TWIN CHURCH ROAD	FORECLOSURE
BERWICK	

SERVED UPON mail slot

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-6-04 TIME 1400 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eys _____ 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

1-6-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/31/2003

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 170ED2003

PLAINTIFF PUBLIC SAVINGS BANK

DEFENDANT JOHN A. EISENHAUER
NICOLE NEARHOOF

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

SERVED UPON Kristi Romig

RELATIONSHIP Sec. IDENTIFICATION _____

DATE 1-6 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

DATE

1-6-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/31/2003

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 170ED2003

PLAINTIFF PUBLIC SAVINGS BANK

DEFENDANT JOHN A. EISENHAUER
NICOLE NEARHOOF

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Leslie

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-5-4 TIME 0845 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. Carl

DATE 1-5-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/31/2003

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 170ED2003

PLAINTIFF PUBLIC SAVINGS BANK

DEFENDANT JOHN A. EISENHAUER
NICOLE NEARHOOF

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

SERVED UPON Dave Genc

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01/05/04 TIME 0850 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

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

DEPUTY Miller DATE 01/05/04

BERWICK AREA JOINT SEWER AUTHORITY

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

January 7, 2004

Timothy T. Chamberlain
Acting Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

PUBLIC SAVINGS BANK

VS

**JOHN A. EISENHAUER
NICOLE NEARHOOF**

DOCKET # 170ED2003

JD# 915JD2001

Dear Timothy:

The property located at 120 Valley Road, Berwick, Pennsylvania is not connected to the public sewer system, and therefore there is no amount to be collected through the month of March 2004.

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

Sincerely,



Kristy Romig
Authority Clerk

BERWICK AREA JOINT SEWER AUTHORITY

7474D COLUMBIA BOULEVARD

BERWICK, PENNSYLVANIA 18603

(570) 752-8477 FAX # (570) 752-8479

DATE: January 7, 2004

NUMBER OF PAGES
(Including cover page) 2

To:	<u>Timothy T. Chamberlain</u>		
Company:	<u>Sheriff of Columbia County</u>		
Facsimile:	<u>(570) 389-5625</u>	Phone Number:	<u>(570) 389-5622</u>

From:	<u>Kristy Romig, Authority Clerk</u>		
Company:	<u>BAJSA</u>		

Subject:	<u>Sheriff sale letter</u>
----------	----------------------------

If you do not receive all of the pages, or if any part of the transmittal is illegible, please call us at (570) 752-8477.

KR
Facsimile Operator

REAL ESTATE OUTLINE

ED # 176-03

DATE RECEIVED 12-31-03
DOCKET AND INDEX 1-2-04
SET FILE FOLDER UP 1-2-04

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>1210</u>

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

SALE DATE	<u>Mar 24, 04</u>	TIME <u>0900</u>
POSTING DATE	<u>Feb, 18, 04</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Mar 3</u>	
	2 ND WEEK <u>10</u>	
	3 RD WEEK <u>17, 04</u>	

SHERIFF'S SALE

WEDNESDAY MARCH 24, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 170 OF 2003 ED AND CIVIL WRIT NO. 915 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 piece, parcel or tract of land situate in the Township of Briar Creek, Columbia County and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point in the center of Township Route 744 leading from Summerhill to Shickshinny at the northwest corner of lands now or late of Royce Collins; thence along the center of said Township Route 744 North 5 degrees 54 minutes West 179.0 feet to a point in the other lands of Vernon W. Whitmire, et ux, thence along the southerly boundary line of said lands North 84 degrees 15 minutes East 493.82 feet to an iron pin on the westerly boundary line of lands now or late of Lester Bower; thence along the westerly boundary line of said lands South 1 degree East 179.08 feet to a set stone at the northeasterly corner of lands now or late of Royce Collins; thence along the northerly boundary line of said lands South 84 degrees 15 minutes West 482.07 feet to a point, the place of beginning.

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BEING the same premises conveyed to John A. Eisenhauer, Jr. and Nicole Nearhoff by deed of John A. Eisenhauer, Jr. dated June 16, 1999 and recorded June 30, 1999 in Columbia County Record Book 730 page 0259

Map # 07-4-17-1

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.

Plaintiffs Attorney
Emory A. Wyant, Jr.
1250 Germantown Pike Road
Plymouth Meeting, PA 19462

Acting Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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Plaintiff's Attorney
Emory A. Wyant, Jr.
1250 Germantown Pike Road
Plymouth Meeting, PA 19462

Acting Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

LAW OFFICES

STRONG STEVENS & WYANT

A PROFESSIONAL CORPORATION

1250 GERMANTOWN PIKE, SUITE 300
PLYMOUTH MEETING, PA 19462-2444

RICHARD K. STEVENS, JR.
JAMES H. STEVENS
EMORY A. WYANT, JR.
THOMAS R. KELLOGG
KAMI S. MILLER

(610) 832-5900
FAX (610) 832-5914
E-MAIL strongstevens@aol.com

OF COUNSEL
JEFFREY F. JANOSKI
SAMUEL L. SAGENDORPH
(1917-1996)
GEORGE V. STRONG, JR.
(1925-2002)

December 23, 2003

Sheriff of Columbia County
Courthouse, 35 West Main Street
Bloomsburg, PA 17815

Re: PSB v. Eisenhauer & Nearhoff; Mort.For. 2001 CV 915

Dear Sheriff:

We represent the Plaintiff in the above matter. We desire to schedule a sheriff's sale of the premises at 120 Valley Road, Berwick, PA 18603. Enclosed are the following documents:

- 1). An original and two (2) copies of the Writ of Execution
- 2). An original and two (2) copies of the Notice of Sheriff Sale of Real Estate with property description attached
- 3). An original and five (5) copies of the property description
- 4). Affidavit of Whereabouts of Defendants
- 5). Affidavit of Non-Military Service of the Defendants
- 6). One (1) copy of the Watchman Release Form
- 7). One (1) copy of the Affidavit of Liens, including Plaintiff, under Rule 3129
- 8). A check in the amount of \$1,350.00 as a deposit required upon filing the Writ.

Should you have any questions or require additional information, please contact me. If all documents are acceptable, please advise us of the sheriff sale date.

Sincerely,


Kami S. Miller, Esquire

Enclosures.

cc: Public Savings Bank

**In the Court of Common Pleas for Columbia County, Pennsylvania
Civil Division**

PUBLIC SAVINGS BANK	:	COURT OF COMMON PLEAS
2300 Computer Avenue, Suite H-42	:	COLUMBIA COUNTY, PENNA.
Willow Grove PA 19090	:	
Plaintiff	:	
vs.	:	No. 2001 CV 915
	:	
JOHN A. EISENHAUER and	:	
NICOLE NEARHOOF	:	MORTGAGE FORECLOSURE
120 Valley Road (formerly RR#4, Box 4425)	:	
Berwick PA 18603	:	
Defendants	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: JOHN A. EISENHAUER & NICOLE NEARHOOF:

Your house (Real Estate) at 120 Valley Road (formerly RR#4 Box 4425), Berwick, Columbia County, PA 18603 is scheduled to be sold at Sheriff's Sale on _____, 2004, at a.m. at The Columbia County Sheriff's Office at 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of Public Savings Bank. A description of the Real Estate is attached hereto as Exhibit "A".

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

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

1. The sale will be cancelled if you pay to Public Savings Bank the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Emory A. Wyant, Jr., Esquire on the telephone at 610-832-5900.
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 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 bid price by calling **Emory A. Wyant, Jr.**, Esquire on the telephone at **610-832-5900**.
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 on the sale. To find out if this has happened you may call **Emory A. Wyant, Jr.**, Esquire on the telephone at **610-832-5900**.
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 _____. 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 _____.
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.

Susquehanna Valley Legal Services OR
168 East Fifth Street
Bloomsburg, PA 17815
Phone: 570-784-784-8760

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg PA 17108
(800)692-7375/(717)238-6807

ALL that certain piece, parcel or tract of land situate in the Township of Briar Creek, Columbia County and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of Township Route 744 leading from Summerhill to Shickshinny at the northwest corner of lands now or late of Royce Collins; thence along the center of said Township Route 744 North 5 degrees 54 minutes West 179.0 feet to a point in the other lands of Vernon W. Whitmire, et ux, thence along the southerly boundary line of said lands North 84 degrees 15 minutes East 493.82 feet to an iron pin on the westerly boundary line of lands now or late of Lester Bower; thence along the westerly boundary line of said lands South 1 degree East 179.08 feet to a set stone at the northeasterly corner of lands now or late of Royce Collins; thence along the northerly boundary line of said lands South 84 degrees 15 minutes West 482.07 feet to a point, the place of beginning.

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Map # 07-4-17-1

EXHIBIT A

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Map # 07-4-17-1

STRONG STEVENS & WYANT, P.C.

By: EMORY A. WYANT, JR.

Identification No. 22347

1250 Germantown Pike, Suite 300

Plymouth Meeting, PA 19462

(610)832-5900

Attorney for Plaintiff, Public Savings Bank

PUBLIC SAVINGS BANK

2300 Computer Avenue, Suite H-42

Willow Grove PA 19090

Plaintiff

vs.

JOHN A. EISENHAUER and

NICOLE NEARHOOF

120 Valley Road (formerly RR#4, Box 4425)

Berwick PA 18603

Defendants

COURT OF COMMON PLEAS

COLUMBIA COUNTY, PENNA.

No. 2001 CV 915

MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF PHILADELPHIA

EMORY A. WYANT, JR., being duly sworn according to law, deposes and says that he is the attorney for the Plaintiff, that he is authorized to make this Affidavit on behalf of Plaintiff; that the above-named Defendant, John A. Eisenhauer, resides at 724 D. Green Street, Berwick, PA 18603, and Defendant, Nicole Nearhoff, resides at 120 Valley Road, Berwick, PA 18603; and that the Defendants are not in the Military Service of the United States, nor any State or Territory thereof or its allies as defined in the Soliders' and Sailors' Relief Act of 1940 and the amendments thereto.

Date: 12/23/03

BY:

EMORY A. WYANT, JR., *Attorney for Plaintiff*

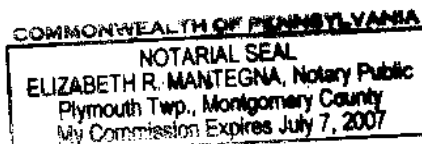
Sworn to and Subscribed

Before me this 23rd day of

December

, 2003

Elizabeth R. Mantegna
Notary Public



ALL that certain piece, parcel or tract of land situate in the Township of Briar Creek, Columbia County and State of Pennsylvania, bounded and described as follows, to wit:

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Containing 2.03 acres of land and a single family residence.

BEING the southerly portion of tract No. 1 in the deed conveyed to Vernon W. Whitmire and Helen P. Whitmire, his wife, by deed of Paul W. Canouse and Gladys V. Canouse, his wife, dated July 7, 1960 and recorded in Columbia County in Deed Book 202 at page 244.

BEING the same premises conveyed to John A. Eisenhower, Jr. and Nicole Nearhoff by deed of John A. Eisenhower, Jr. dated June 16, 1999 and recorded June 30, 1999 in Columbia County Record Book 730 page 0259

Map # 07-4-17-1

STRONG STEVENS & WYANT, P.C.

By: EMORY A. WYANT, JR.

Identification No. 22347

1250 Germantown Pike, Suite 300

Plymouth Meeting, PA 19462

(610)832-5900

Attorney for Plaintiff, Public Savings Bank

PUBLIC SAVINGS BANK
2300 Computer Avenue, Suite H-42
Willow Grove PA 19090

Plaintiff

vs.

JOHN A. EISENHAUER and
NICOLE NEARHOOF
120 Valley Road (formerly RR#4, Box 4425)
Berwick PA 18603

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNA.

No. 2001 CV 915

MORTGAGE FORECLOSURE

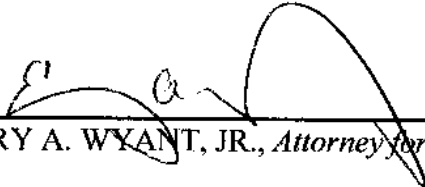
AFFIDAVIT OF WHEREABOUTS OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

EMORY A. WYANT, JR., being duly sworn according to law, deposes and says that he is the attorney for the Plaintiff, that he is authorized to make this Affidavit on behalf of Plaintiff; that the above-named Defendant, John A. Eisenhauer, resides at 724 D. Green Street, Berwick, PA 18603, and Defendant, Nicole Nearhoff, resides at 120 Valley Road, Berwick, PA 18603, which is the mortgaged property that is being sold

Date: 12/23/03

BY:

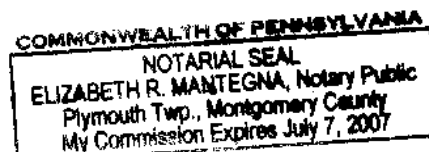

EMORY A. WYANT, JR., *Attorney for Plaintiff*

Sworn to and Subscribed

Before me this 23rd day of

December, 2003

Elizabeth R. Mantegna
Notary Public



STRONG STEVENS & WYANT, P.C.

By: EMORY A. WYANT, JR.

Identification No. 22347

1250 Germantown Pike, Suite 300

Plymouth Meeting, PA 19462

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Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNA.

No. 2001 CV 915


MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN

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

Date: 12/23/03

BY:



EMORY A. WYANT, JR.

Attorney for Plaintiff

**In the Court of Common Pleas for Columbia County, Pennsylvania
Civil Division**

PUBLIC SAVINGS BANK
2300 Computer Avenue, Suite H-42
Willow Grove PA 19090

Plaintiff

vs.

JOHN A. EISENHAUER and
NICOLE NEARHOOF
120 Valley Road (formerly RR#4, Box 4425)
Berwick PA 18603

Defendants

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNA.
:

: No. 2001 CV 915

: *2003-ED-170*

: MORTGAGE FORECLOSURE
:
:
:

WRIT OF EXECUTION – MORTGAGE FORECLOSURE

TO SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above-captioned case, you are directed to levy upon and sell the property described in the attached description, marked as Exhibit "A".

DATE: *Dec. 2, 2003*

Lami B. Kline

PROTHONOTARY

\$ 84,913.89

AS MORE PARTICULARLY DESCRIBED HEREIN:

PREMISES: 120 Valley Road, Formerly RR #4 Box 4425
Columbia County, Pennsylvania

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BEGINNING at a point in the center of Township Route 744 leading from Soummerhill to Shickshinny at the northwest corner of lands now or late of Royce Collins; thence along the center of said Township Route 744 North 5 degrees 54 minutes West 179.0 feet to a point in other lands of Vernon W. Whitmire, et ux, thence along the southerly boundary line of said lands North 84 degrees 15 minutes East 493.82 feet to an iron pin on the westerly boundary line of lands now or late of Lester Bower; thence along the westerly boundary line of said lands Soute 1 degrees East 179.08 feet to a set stone at the northeasterly corner of lands now or late of Royce Collins; thence along the northerly boundary line of said lands South 84 degrees 15 minutes West 482.07 feet to a point, the place of beginning.

CONTAINING 2.03 acres of land.

SHERIFF'S SALE

WEDNESDAY MARCH 24, 2004 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 170 OF 2003 ED AND CIVIL WRIT NO. 915 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 piece, parcel or tract of land situate in the Township of Briar Creek, Columbia County and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point in the center of Township Route 744 leading from Summerhill to Shickshinny at the northwest corner of lands now or late of Royce Collins; thence along the center of said Township Route 744 North 5 degrees 54 minutes West 179.0 feet to a point in the other lands of Vernon W. Whitmire, et ux, thence along the southerly boundary line of said lands North 84 degrees 15 minutes East 493.82 feet to an iron pin on the westerly boundary line of lands now or late of Lester Bower; thence along the westerly boundary line of said lands South 1 degree East 179.08 feet to a set stone at the northeasterly corner of lands now or late of Royce Collins; thence along the northerly boundary line of said lands South 84 degrees 15 minutes West 482.07 feet to a point, the place of beginning.

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BEING the same premises conveyed to John A. Eisenhower, Jr. and Nicole Nearhoff by deed of John A. Eisenhower, Jr. dated June 16, 1999 and recorded June 30, 1999 in Columbia County Record Book 730 page 0259

Map # 07-4-17-1

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
Emory A. Wyant, Jr.
1250 Germantown Pike Road
Plymouth Meeting, PA 19462

Acting Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

STRONG STEVENS & WYANT, P.C.

By: EMORY A. WYANT, JR.

Identification No. 22347

1250 Germantown Pike, Suite 300

Plymouth Meeting, PA 19462

(610)832-5900

Attorney for Plaintiff, Public Savings Bank

PUBLIC SAVINGS BANK

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Willow Grove PA 19090

Plaintiff

vs.

JOHN A. EISENHAUER and

NICOLE NEARHOOF

120 Valley Road (formerly RR#4, Box 4425)

Berwick PA 18603

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNA.

No. 2001 CV 915

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

EMORY A. WYANT, JR, Attorney for Plaintiff in the above action, being authorized to do so sets forth as of date of the Praeipce for Writ of Execution was filed, the following information concerning real estate located at 120 Valley Road, (formerly RR#4 Box 4425), Berwick, Columbia County, 18603, as more particularly described in Exhibit "A" attached hereto and made a part thereof:

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

Name

Address (if address cannot be reasonably ascertained
please so indicate)

John A. Eisenhower, Jr.

724 D. Green Street, Berwick PA 18603

Nicole M. Nearhoof

20 Valley Road (formerly RR#4, Box 4425):
Berwick PA 18603

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

Name

Address (if address cannot be reasonably ascertained,
please so indicate)

None know at this time.

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

Name

Address (if address cannot be reasonably ascertained,
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None known at this time.

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

Name

Address (if address cannot be reasonably ascertained,
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Associate Financial
Services Company, Inc.

c/o CT Corporation Systems, 1515 Market St., Ste. 1210
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Public Savings Bank

2300 Computer Avenue, Ste. H-42
Willow Grove PA 19090

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

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

Columbia County Tax Claim Bureau

P.O. Box 380, 35 W. Main Street
Bloomsburg, PA 17815

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:

Name

Address (if address cannot be reasonably ascertained,
please so indicate)

None known at this time.

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:


Name

Address (if address cannot be reasonably ascertained,
please so indicate)

None known at this time.

VERIFICATION

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



EMORY A. WYANT, JR.
Attorney for Plaintiff

Dated: 11/24/03

LAW OFFICES

STRONG STEVENS & WYANT

A PROFESSIONAL CORPORATION

1250 GERMANTOWN PIKE, SUITE 300
PLYMOUTH MEETING, PA 19462-2444

RICHARD K. STEVENS, JR.
JAMES H. STEVENS
EMORY A. WYANT, JR.
THOMAS R. KELLOGG
KAMI S. MILLER

(610) 832-5900
FAX (610) 832-5914
E-MAIL strongstevens@aol.com

OF COUNSEL
JEFFREY F. JANOSKI
—
SAMUEL L. SAGENDORPH
(1917-1996)
GEORGE V. STRONG, JR.
(1925-2002)

November 24, 2003

Prothonotary
Court of Common Pleas
Of Columbia County
35 West Main Street
Bloomsburg, PA 17815

**Re: Public Savings Bank v. Eisenhower & Nearhoff
Mortgage Foreclosure: 2001 CV 915**

Dear Prothonotary:

Enclosed are the following:

- 1). Praeipe for Writ of Execution
- 2). An original Writ of Execution in Mortgage Foreclosure w/description attached and 3 extra copies. Please issue a Writ and return it to me along with any extra copies in the enclosed self-addressed, stamped envelope.
- 3). An original and 3 copies of an Affidavit pursuant to 3129.1. Please file the original and return any extra copies to me with a time-stamp.
- 4). A check of this firm payable to "Prothonotary of Columbia County" in the amount of \$23.00 in payment of filing fee.

Should you have any questions, please do not hesitate to call me. With appreciation of your courtesy and cooperation, I am

Sincerely,


EMORY A. WYANT, JR.

Enclosures.

EAW/ksm

Cc: Public Savings Bank

FILED
PROTHONOTARY
2003 DEC -1 - A 9:04
COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
BLOOMSBURG, PA

**In the Court of Common Pleas for Columbia County, Pennsylvania
Civil Division**

PUBLIC SAVINGS BANK
2300 Computer Avenue, Suite H-42
Willow Grove PA 19090

Plaintiff

vs.

JOHN A. EISENHAUER and
NICOLE NEARHOOF
120 Valley Road (formerly RR#4, Box 4425)
Berwick PA 18603

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNA.

No. 2001 CV 915

2003-ED 170

MORTGAGE FORECLOSURE

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

TO SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above-captioned case, you are directed to levy upon and sell the property described in the attached description, marked as Exhibit "A".

DATE: Dec. 2, 2003

Lane B. Kline

PROTHONOTARY

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Plaintiff

vs.

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COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNA.

No. 2001 CV 915

2003-ED-170
MORTGAGE FORECLOSURE

WRIT OF EXECUTION – MORTGAGE FORECLOSURE

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DATE: Dec. 2, 2003

Tami B. Kline

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2003-ED-170
MORTGAGE FORECLOSURE

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DATE: *Dec. 4, 2003*

Lami B. Kline

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By: EMORY A. WYANT, JR.
Identification No. 22347
1250 Germantown Pike, Suite 300
Plymouth Meeting, PA 19462
(610)832-5900

Attorney for Plaintiff, Public Savings Bank

PUBLIC SAVINGS BANK
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Plaintiff

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2003-ED-170
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724 D. Green Street, Berwick PA 18603

Nicole M. Nearhoof

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Berwick PA 18603

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

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None know at this time.

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Name

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

Name

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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:

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None known at this time.

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:


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Address (if address cannot be reasonably ascertained,
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VERIFICATION

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



EMORY A. WYANT, JR.
Attorney for Plaintiff

Dated: 11/24/03

STRONG STEVENS & WYANT, P.C.

By: EMORY A. WYANT, JR.

Identification No. 22347

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Plymouth Meeting, PA 19462

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Attorney for Plaintiff, Public Savings Bank

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Plaintiff

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COLUMBIA COUNTY, PENNA.

No. 2001 CV 915

2003-ED-170

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<u>Name</u>	Address (if address cannot be reasonably ascertained, please so indicate)
None known at this time.	

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:


Name

Address (if address cannot be reasonably ascertained, please so indicate)

None known at this time.

VERIFICATION

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



EMORY A. WYANT, JR.
Attorney for Plaintiff

Dated: 11/24/03

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Nicole M. Nearhoof

20 Valley Road (formerly RR#4, Box 4425):
Berwick PA 18603

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

Name

Address (if address cannot be reasonably ascertained,
please so indicate)

None know at this time.

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

Name

Address (if address cannot be reasonably ascertained,
please so indicate)

None known at this time.

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

Name

Address (if address cannot be reasonably ascertained,
please so indicate)

Bittner & Co., Inc.

Rd #5, Box 446, Valley View Drive, Dallas, PA 18612

Associate Financial
Services Company, Inc.

c/o CT Corporation Systems, 1515 Market St., Ste. 1210
Philadelphia, PA 19102

Public Savings Bank

2300 Computer Avenue, Ste. H-42
Willow Grove PA 19090

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

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

Columbia County Tax Claim Bureau

P.O. Box 380, 35 W. Main Street
Bloomsburg, PA 17815

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:

Name

Address (if address cannot be reasonably ascertained,
please so indicate)

None known at this time.

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:


Name

Address (if address cannot be reasonably ascertained, please so indicate)

None known at this time.

VERIFICATION

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


EMORY A. WYANT, JR.
Attorney for Plaintiff

Dated: 11/24/03

STRONG STEVENS & WYANT, P.C.
By: EMORY A. WYANT, JR.
Identification No. 22347
1250 Germantown Pike, Suite 300
Plymouth Meeting, PA 19462
(610)832-5900

Attorney for Plaintiff, Public Savings Bank

PUBLIC SAVINGS BANK
2300 Computer Avenue, Suite H-42
Willow Grove PA 19090
Plaintiff

vs.

JOHN A. EISENHAUER and
NICOLE NEARHOOF
120 Valley Road (formerly RR#4, Box 4425)
Berwick PA 18603
Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNA.

No. 2001 CV 915

2003-ED-170

MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

EMORY A. WYANT, JR, Attorney for Plaintiff in the above action, being authorized to do so sets forth as of date of the Praecipe for Writ of Execution was filed, the following information concerning real estate located at 120 Valley Road, (formerly RR#4 Box 4425), Berwick, Columbia County, 18603, as more particularly described in Exhibit "A" attached hereto and made a part thereof:

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

<u>Name</u>	<u>Address (if address cannot be reasonably ascertained please so indicate)</u>
John A. Eisenhauer, Jr.	724 D. Green Street, Berwick PA 18603
Nicole M. Nearhoof	20 Valley Road (formerly RR#4, Box 4425): Berwick PA 18603

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

Name

Address (if address cannot be reasonably ascertained,
please so indicate)

None know at this time.

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

Name

Address (if address cannot be reasonably ascertained,
please so indicate)

None known at this time.

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

Name

Address (if address cannot be reasonably ascertained,
please so indicate)

Bittner & Co., Inc.

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Services Company, Inc.

c/o CT Corporation Systems, 1515 Market St., Ste. 1210
Philadelphia, PA 19102

Public Savings Bank

2300 Computer Avenue, Ste. H-42
Willow Grove PA 19090

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

Name

Address (if address cannot be reasonably
ascertained, please so indicate)

Columbia County Tax Claim Bureau

P.O. Box 380, 35 W. Main Street
Bloomsburg, PA 17815

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:

Name

Address (if address cannot be reasonably ascertained,
please so indicate)

None known at this time.

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:


Name

Address (if address cannot be reasonably ascertained, please so indicate)

None known at this time.

VERIFICATION

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



EMORY A. WYANT, JR.
Attorney for Plaintiff

Dated: 11/24/03

1250 WEST GERMANTOWN PIKE
PLYMOUTH MEETING, PA 19462

STRONG STEVENS & WYANT, P.C.

SUITE 300
1250 WEST GERMANTOWN PIKE
PLYMOUTH MEETING, PA 19462

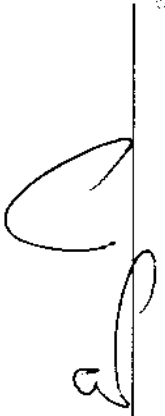
IN PAYMENT FOR
Shirley S. S. J. 120 Valley Road, Community RE Box 14425, Berwick PA

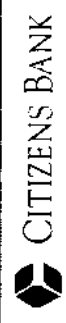
3-7615/360

1210

PAY One Thousand Three Hundred Fifty and 00/100

CHECK NO.	TO THE ORDER OF	DATE	DESCRIPTION	CHECK AMOUNT	DOLLARS
1210	Sheriff of Columbia	12/23/03		1350.00	





CITIZENS BANK

⑈001210⑈ ⑆036076150⑆ 6201534680⑈