

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, 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 11<sup>th</sup> day of MARCH, 2004.

[Signature]

(Notary Public)

My commission expires Commonwealth Of Pennsylvania  
Notarial Seal  
Dennis L. Asenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2007

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.

.....

# SHERIFF'S SALE COST SHEET

MAT NORT vs. Wernitz  
 NO. 181-03 ED NO. 1200-2003 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>21.99</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	<del>\$35.00</del>
TRANSFER TAX FORM	<del>\$25.00</del>
DISTRIBUTION FORM	<del>\$25.00</del>
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>303.99</u>	

WEB POSTING	<u>2002</u>	\$150.00
PRESS ENTERPRISE INC.	<u>28</u>	\$ <u>428.00</u>
SOLICITOR'S SERVICES		\$75.00
TOTAL ***** \$ <u>653.00</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>90.00</u>
MISC. <u>Poundage</u>	\$ _____
<u>47,400.29 x .02 =</u>	\$ <u>948.01</u>
TOTAL ***** \$ <u>948.01</u>	

TOTAL COSTS (OPENING BID) \$ 2000.00

**GOLDBECK McCAFFERTY & McKEEVER  
A PROFESSIONAL CORPORATION  
SUITE 5000 - MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106-1532  
(215) 627-1322  
FAX (215) 627-7734**

JOSEPH A. GOLDBECK, JR.  
GARY B. McCAFFERTY  
MICHAEL T. McKEEVER

March 10, 2004

Columbia

Harry A. Roadermel  
SHERIFF OF COLUMBIA COUNTY  
Sheriff's Office  
PO Box 380  
Bloomsburg, PA 17815

RE: M & T MORTGAGE CORPORATION SUCCESSOR BY MERGER WITH FRANKLIN  
FIRST FEDERAL SAVINGS BANK  
vs.  
DEBORAH L. WERNTZ and ALAN R. WERNTZ  
Term No. 2003-cv-1200-mf

**Property address:**

**RD 2 Box 181  
Millville, PA 17846**


Sheriff's Sale Date: March 24, 2004

Dear Sir/Madam:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs I collected \$47,400.29 towards my client's debt.

Thank you for your cooperation.

Very truly yours,

  
JOSEPH A. GOLDBECK, JR.

JAG/ad

cc: Karen Clark  
M&T MORTGAGE COMPANY  
Acct. #0009296815



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

M&T MORTGAGE CORPORATION  
SUCCESSOR BY MERGER WITH FRANKLIN  
FIRST FEDERAL SAVINGS BANK  
VS

Docket # 181ED2003

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

DEBORAH . WERNTZ  
ALAN R. WERNTZ

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JANUARY 06, 2004, AT 4:15 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON DEBORAH WERNTZ AT COLUMBIA  
COUNTY SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO DEBORAH WERNTZ, , 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, JANUARY 07, 2004

Wendy Westover  
NOTARY PUBLIC

X Timothy T. Chamberlain  
TIMOTHY T. CHAMBERLAIN  
ACTING SHERIFF

X J. Arter  
J. ARTER  
DEPUTY SHERIFF

NOTARIAL SEAL  
WENDY WESTOVER, NOTARY PUBLIC  
BLOOMSBURG, COLUMBIA COUNTY, PA  
MY COMMISSION EXPIRES NOVEMBER 07, 2006



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

M&T MORTGAGE CORPORATION  
SUCCESSOR BY MERGER WITH FRANKLIN  
FIRST FEDERAL SAVINGS BANK  
VS

Docket # 181ED2003

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

DEBORAH. WERNTZ  
ALAN R. WERNTZ

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JANUARY 22, 2004, AT 2:05 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON ALAN WERNTZ AT 1388 STATE  
ROUTE 487, BLOOMSBURG BY HANDING TO ALAN WERNTZ, 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 FRIDAY, JANUARY 23, 2004

  
NOTARY PUBLIC

NOTARIAL SEAL  
WENDY WESTOVER, NOTARY PUBLIC  
BLOOMSBURG, COLUMBIA CO., PA  
MY COMMISSION EXPIRES NOVEMBER 07, 2005



X  
TIMOTHY T. CHAMBERLAIN  
ACTING SHERIFF

X   
J. CARTER  
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.

M&T MORTGAGE CORPORATION

VS.

DEBORAH AND ALAN WERNTZ

WRIT OF EXECUTION #181 OF 2003 ED

POSTING OF PROPERTY

FEBRUARY 18, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF DEBORAH AND ALAN WERNTZ AT 1093 SR 254 MILLVILLE  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
ACTING SHERIFF TIMOTHY T. CHAMBERLAIN.

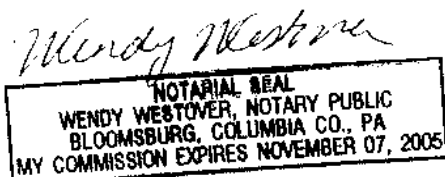
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
ACTING SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19TH DAY OF FEBRUARY 2004



WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180-3183 AND Rule 3257

M & T MORTGAGE CORPORATION  
SUCCESSOR BY MERGER WITH FRANKLIN  
FIRST FEDERAL SAVINGS BANK  
PO Box 840  
Buffalo, NY 14240-0840

vs.

DEBORAH L. WERNTZ  
ALAN R. WERNTZ  
RD 2 Box 181  
Millville, PA 17846

In the Court of Common Pleas of  
Columbia County

No. 2003-cv-1200-mf

*2003-ED-181*

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: RD 2 Box 181 Millville, PA 17846

See Exhibit "A" attached

AMOUNT DUE

\$44,325.43

Interest From 03/01/2003  
Through 12/19/2003

(Costs to be added)

Dated: 12/24/03

*Lami B. Kline*  
Prothonotary, Common Pleas Court  
of Columbia County, Pennsylvania

Deputy \_\_\_\_\_

ALL THAT CERTAIN PIECE, PARCEL OF LOT OF LAND TOGETHER WITH IMPROVEMENTS AND BUILDINGS THEREON ERECTED SITUATE IN THE TOWNSHIP OF GREENWOOD, IN THE COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT STONE IN ROAD LEADING FROM MILLVILLE TO ROHRSBURG, 13 FEET NORTH 10 DEGREES WEST FROM TELEPHONE POST;

THENCE BY CENTER OF ROAD LEADING TO JAKE DERR FARM AND LAND OF HEIRS OF R.L. RICH, NOW SYLVESTER STERE, NORTH 13 DEGREES WEST 36 PERCHES;

THENCE NORTH 24 DEGREES WEST 9.8 PERCHES;

THENCE BY SAID STERE, SOUTH 78 DEGREES WEST, 31 PERCHES TO POST;

THENCE BY LAND OF BENJ. SMITH, NOW CHARLES KREAMER, SOUTH 1-1/2 DEGREES WEST, 42.7 PERCHES TO POST IN THE ROAD, 9-1/2 FEET NORTH OF PIPE (THE FORGOING COURSES AND DISTANCES COPIED FROM DEEDS, THE BALANCE FROM SURVEY);

THENCE BY NEAR CENTER OF ROAD LEADING FROM MILLVILLE TO ROHRSBURG AND LAND OF ALFRED REECE, NORTH 85 DEGREES EAST, 44 PERCHES TO THE PLACE OF BEGINNING.

CONTAINING 9 ACRES AND 61 PERCHES OF LAND, THE SAME BEING MORE OR LESS.

TAX PARCEL NO. 17-02-019

Complaint \$90.50 pd  
Judgment \$14.00 pd  
Quit \$2300 pd  
Satisfy \$ 700

Goldbeck McCafferty & McKeever  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
SUITE 5000 MELLON INDEPENDENCE CENTER.  
701 MARKET STREET  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

M & T MORTGAGE CORPORATION SUCCESOR  
BY MERGER WITH FRANKLIN FIRST FEDERAL  
SAVINGS BANK  
PO Box 840  
Buffalo, NY 14240-0840

Plaintiff

vs.

DEBORAH L. WERNITZ  
ALAN R. WERNITZ  
(Mortgagor(s) and Record Owner(s))  
RD 2 Box 181  
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2003-cv-1200-mf

*2003 ETD 181*

**AFFIDAVIT PURSUANT TO RULE 3129**

M & T MORTGAGE CORPORATION SUCCESOR BY MERGER WITH FRANKLIN FIRST FEDERAL SAVINGS BANK, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

RD 2 Box 181  
Millville, PA 17846

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

DEBORAH L. WERNITZ  
1093 State Route 254  
Millville, PA 17731

ALAN R. WERNITZ  
1093 State Route 254  
Millville, PA 17731

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

DEBORAH L. WERNITZ  
1093 State Route 254  
Millville, PA 17731

ALAN R. WERNITZ  
1093 State Route 254  
Millville, PA 17731

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
700 Sawmill Road  
Suite A  
Bloomsburg, PA 17815

THE REMIT CORPORATION, ASSIGNEE OF LEWISTOWN SENTINEL  
P.O. BOX 7  
BLOOMSBURG, PA 17815-0007

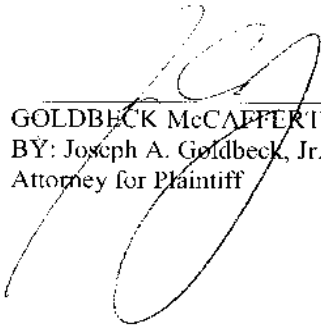
4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
RD 2 Box 181  
Millville, PA 17846

(attach separate sheet if more space is needed)

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.

DATED: December 19, 2003



\_\_\_\_\_  
GOLDBECK McCARTHERY & McKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/26/2003

SERVICE# 2 - OF - 12 SERVICES  
DOCKET # 181ED2003

PLAINTIFF M&T MORTGAGE CORPORATION SUCCESSOR BY  
MERGER WITH FRANKLIN FIRST FEDERAL SAVINGS  
BANK

DEFENDANT DEBORAH . WERNTZ  
ALAN R. WERNTZ

PERSON/CORP TO SERVED	PAPERS TO SERVED
ALAN WERNTZ	WRIT OF EXECUTION - MORTGAGE
1093 STATE ROUTE 254	FORECLOSURE
MILLVILLE	

SERVED UPON Alan

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

DATE 1-22-4 TIME 1405 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) Served J. D. K. and  
Bloombury

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

01/06/04

1154

C.M.

NACE

01/07/04

0952

C.M.

TDK left message to  
call the  
office.

DEPUTY

J. Carter

DATE 1-22-4

## DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING  
FROM OVERDUE SUPPORT OBLIGATIONS

## I. Obligor information (To be completed by requester)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

<u>NAME</u>	<u>DATE OF BIRTH</u>	<u>SOCIAL SECURITY#</u>
<u>Alan E Weente</u>	<u>1-9-58</u>	<u>210580043</u>

DATE: 1-4-03REQUESTOR: Shuff

Print Name

1200JD2003

Signature

## II. Lien information (To be provided by DRS)

\_\_\_\_\_ WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED INDIVIDUAL.

\_\_\_\_\_ WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

\_\_\_\_\_ WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Amount of Overdue SupportNext Due DateNext Payment Amount3,187.58Date: 1-6-03BY: [Signature]TITLE: Cust Srs

Certified from the record  
this 6 day of Jan 2003  
C. M. K. Jordan  
Director of Domestic Relations Section  
By: [Signature]

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
TEL: (717) 784-8237

PR0248  
(570) 389-4617

24-HOUR PHONE  
(570) 784-6300

January 2, 2004

DOMESTIC RELATIONS  
702 SAWMILL ROAD  
BLOOMSBURG, PA 17815

M&T MORTGAGE CORPORATION SUCCESSOR BY MERGER WITH  
FRANKLIN FIRST FEDERAL SAVINGS BANK

VS

DEBORAH J. WERNTZ *P*ALAN R. WERNTZ *- D*

DOCKET # 181ED2003

JD # 1200JD2003

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain  
Acting Sheriff of Columbia County

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/26/2003

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 181ED2003

PLAINTIFF M&T MORTGAGE CORPORATION SUCCESSOR BY  
MERGER WITH FRANKLIN FIRST FEDERAL SAVINGS  
BANK

DEFENDANT DEBORAH . WERNTZ  
ALAN R. WERNTZ

PERSON/CORP TO SERVED	PAPERS TO SERVED
DEBORAH WERNTZ	WRIT OF EXECUTION - MORTGAGE
1093 STATE ROUTE 254	FORECLOSURE
MILLVILLE	

SERVED UPON DEBORAH

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

DATE 1-6-4 TIME 1615 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) CCSO

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

<u>1-5-4</u>	<u>1635</u>	<u>ARTER</u>	<u>CARD</u>
<u>01/06/04</u>	<u>1154</u>	<u>C.M.</u>	<u>APLC</u>

DEPUTY

[Signature]

DATE

1-6-4

1. Article Addressed to:  OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105		D. Is delivery address different from item 1? <input type="checkbox"/> Yes if YES, enter delivery address below: <input type="checkbox"/> No	
2. Article Number (Transfer from service label)		3. 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.	
PS Form 3811, August 2001		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/26/2003

SERVICE# 4 - OF - 12 SERVICES  
DOCKET # 181ED2003

PLAINTIFF M&T MORTGAGE CORPORATION SUCCESSOR BY  
MERGER WITH FRANKLIN FIRST FEDERAL SAVINGS  
BANK

DEFENDANT DEBORAH . WERNTZ  
ALAN R. WERNTZ

PERSON/CORP TO SERVED
THE REMIT CORPORATION
PO BOX 7
BLOOMSBURG

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Bella Lee Raffinier itil

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

DATE 01/05/04 TIME 0851 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB X 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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/26/2003

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 181ED2003

PLAINTIFF M&T MORTGAGE CORPORATION SUCCESSOR BY  
MERGER WITH FRANKLIN FIRST FEDERAL SAVINGS  
BANK

DEFENDANT DEBORAH . WERNTZ  
ALAN R. WERNTZ

<b>PERSON/CORP TO SERVED</b>
VICTORIA FRY-TAX COLLECTOR
80 TRIVELPIECE ROAD
ORANGEVILLE

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

*off 254 near old Greenwood.*

SERVED UPON Victoria Fry

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

DATE 01/06/04 TIME 1241 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 01/06/04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/26/2003

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 181ED2003

PLAINTIFF M&T MORTGAGE CORPORATION SUCCESSOR BY  
MERGER WITH FRANKLIN FIRST FEDERAL SAVINGS  
BANK

DEFENDANT DEBORAH . WERNTZ  
ALAN R. WERNTZ

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

SERVED UPON LESIE

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

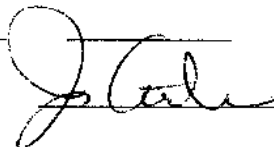
TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY



DATE 1-5-4

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/26/2003

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 181ED2003

PLAINTIFF M&T MORTGAGE CORPORATION SUCCESSOR BY  
MERGER WITH FRANKLIN FIRST FEDERAL SAVINGS  
BANK

DEFENDANT DEBORAH . WERNTZ  
ALAN R. WERNTZ

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

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

SERVED UPON Dave Gooch

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

Millard DATE 01/05/04

# REAL ESTATE OUTLINE

ED # 181-03

DATE RECEIVED 12-26-05  
DOCKET AND INDEX 1-2-06  
SET FILE FOLDER UP 1-2-06

## 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 2,000.00 ✓ CK# 188814  
**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE Mar 24, 2004 TIME 0930  
POSTING DATE Feb. 18, 04  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK mar 3  
2<sup>ND</sup> WEEK 10  
3<sup>RD</sup> WEEK 17, 04

# SHERIFF'S SALE

WEDNESDAY MARCH 24, 2004 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 181 OF 2003 ED AND CIVIL WRIT NO. 1200 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, PARCEL OF LOT OF LAND TOGETHER WITH IMPROVEMENTS AND BUILDINGS THEREON ERECTED SITUATE IN THE TOWNSHIP OF GREENWOOD, IN THE COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT STONE IN ROAD LEADING FROM MILLVILLE TO ROHRSBURG, 13 FEET NORTH 10 DEGREES WEST FROM TELEPHONE POST; THENCE BY CENTER OF ROAD LEADING TO JAKE DERR FARM AND LAND OF HEIRS OF R.L. RICH, NOW SYLVESTER STERE, NORTH 13 DEGREES WEST 36 PERCHES; THENCE NORTH 24 DEGREES WEST 9.8 PERCHES; THENCE BY SAID STERE, SOUTH 78 DEGREES WEST, 31 PERCHES TO POST; THENCE BY LAND OF BENJ. SMITH, NOW CHARLES KREAMER, SOUTH 1-1/2 DEGREES WEST, 42.7 PERCHES TO POST IN THE ROAD, 9-1/2 FEET NORTH OF PIPE (THE FORGOING COURSES AND DISTANCES COPIED FROM DEEDS, THE BALANCE FROM SURVEY); THENCE BY NEAR CENTER OF ROAD LEADING FROM MILLVILLE TO ROHRSBURG AND LAND OF ALFRED REECE, NORTH 85 DEGREES EAST, 44 PERCHES TO THE PLACE OF BEGINNING.

CONTAINING 9 ACRES AND 61 PERCHES OF LAND, THE SAME BEING MORE OR LESS.

TAX PARCEL NO. 17-02-019

## 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  
Joseph A. Goldbeck, Jr.  
701 Market St.  
Philadelphia, PA 19106

Acting Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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701 Market St.  
Philadelphia, PA 19106

Acting Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

Goldbeck McCafferty & McKeever  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
SUITE 5000 MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

M & T MORTGAGE CORPORATION SUCCESSION  
BY MERGER WITH FRANKLIN FIRST FEDERAL  
SAVINGS BANK  
PO Box 840  
Buffalo, NY 14240-0840

Plaintiff

vs.

DEBORAH L. WERNITZ  
ALAN R. WERNITZ  
(Mortgagor(s) and Record Owner(s))  
RD 2 Box 181  
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2003-cv-1200-mf

*2003-ETD-181*

**AFFIDAVIT PURSUANT TO RULE 3129**

M & T MORTGAGE CORPORATION SUCCESSION BY MERGER WITH FRANKLIN FIRST FEDERAL SAVINGS BANK, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

RD 2 Box 181  
Millville, PA 17846

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

DEBORAH L. WERNITZ  
1093 State Route 254  
Millville, PA 17731

ALAN R. WERNITZ  
1093 State Route 254  
Millville, PA 17731

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

DEBORAH L. WERNITZ  
1093 State Route 254  
Millville, PA 17731

ALAN R. WERNITZ  
1093 State Route 254  
Millville, PA 17731

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

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement  
Health and Welfare Bldg. - Room 432  
P.O. Box 2675  
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY  
700 Sawmill Road  
Suite A  
Bloomsburg, PA 17815

THE REMIT CORPORATION, ASSIGNEE OF LEWISTOWN SENTINEL  
P.O. BOX 7  
BLOOMSBURG, PA 17815-0007

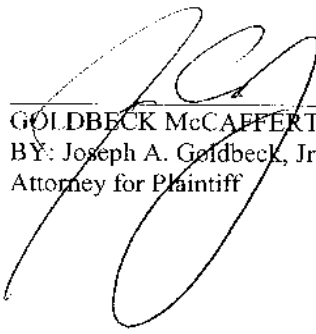
4. Name and address of the last recorded holder of every mortgage of record:
5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:
6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS  
RD 2 Box 181  
Millville, PA 17846

(attach separate sheet if more space is needed)

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.

DATED: December 19, 2003



\_\_\_\_\_  
GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr., Esq.  
Attorney for Plaintiff

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

M & T MORTGAGE CORPORATION SUCCESSION BY  
MERGER WITH FRANKLIN FIRST FEDERAL  
SAVINGS BANK  
PO Box 840  
Buffalo, NY 14240-0840  
Plaintiff

vs.

DEBORAH L. WERNITZ  
ALAN R. WERNITZ  
**Mortgagor(s) and Record Owner(s)**

RD 2 Box 181  
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2003-cv-1200-mf

*2003-ED-181*

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO  
COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO  
COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE  
USED FOR THAT PURPOSE.**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: WERNITZ, DEBORAH L.  
**DEBORAH L. WERNITZ**  
1093 State Route 254  
Millville, PA 17731

Your house at RD 2 Box 181, Millville, PA 17846 is scheduled to be sold at Sheriff's Sale on  
\_\_\_\_\_, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce  
the court judgment of \$44,325.43 obtained by M & T MORTGAGE CORPORATION SUCCESSION BY  
MERGER WITH FRANKLIN FIRST FEDERAL SAVINGS BANK against you.

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

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

1. The sale will be cancelled if you pay to M & T MORTGAGE CORPORATION SUCCESSION BY  
MERGER WITH FRANKLIN FIRST FEDERAL SAVINGS BANK, the back payments, late charges,  
costs and reasonable attorney's fees due. To find out how much you must pay call: 215-627-1322
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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 below 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 NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5624.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5624.
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 thirty (30) days from the date of the Sheriff's Sale. 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 filed.
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 LEGAL SERVICES  
168 E. 5th Street  
Bloomsburg, PA 17815

PENNSYLVANIA BAR ASSOCIATION  
P.O. Box 186  
Harrisburg, PA 17108

Joseph A. Goldbeck, Jr.  
Attorney I.D. #16132  
SUITE 5000 -- MELLON INDEPENDENCE CENTER.  
701 MARKET STREET  
Philadelphia, PA 19106  
215-627-1322  
Attorney for Plaintiff

M & T MORTGAGE CORPORATION SUCCESSION BY  
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SAVINGS BANK  
PO Box 840  
Buffalo, NY 14240-0840

Plaintiff

vs.

DEBORAH L. WERNTZ  
ALAN R. WERNTZ  
**Mortgagor(s) and Record Owner(s)**  
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Defendant(s)

IN THE COURT OF  
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

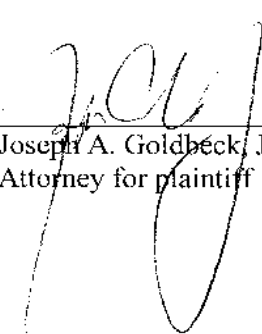
ACTION OF  
MORTGAGE FORECLOSURE

NO. 2003-cv-1200-mf

*2003-ED-181*

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

I, Joseph A. Goldbeck, Jr., Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.

  
\_\_\_\_\_  
Joseph A. Goldbeck, Jr.  
Attorney for plaintiff

GOLDBECK McCAFFERTY & McKEEVER  
BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
SUITE 5000 - MELLON INDEPENDENCE CENTER.  
701 MARKET STREET  
Philadelphia, PA 19106  
215-627-1322  
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M & T MORTGAGE CORPORATION SUCCESSOR BY  
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PO Box 840  
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Plaintiff

vs.

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Mortgagor(s) and Record Owner(s)

RD 2 Box 181  
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Defendant(s)

IN THE COURT OF COMMON PLEAS

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CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2003-cv-1200-mf

*2003-ED-181*

### WAIVER OF WATCHMAN

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

Goldbeck, Jr.  
Plaintiff

PS Form 3811, August 2001  
Domestic Return Receipt  
2ACPR1-03-Z-0985

2. Article Number  
(Transfer from service label)  
7002 2410 0001 8079 9682

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

4. Restricted Delivery? (Extra Fee)  
☐ Yes  
☐ No

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 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.

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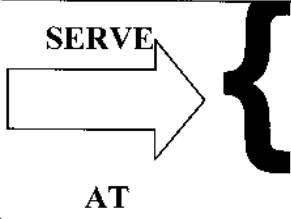
A. Signature  
B. Received by (Printed Name)  
C. Date of Delivery  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If yes, enter delivery address below:

1/8/00

COMPLETE THIS SECTION ON DELIVERY

## SHERIFF'S DEPARTMENT Columbia COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ M & T MORTGAGE CORPORATION SUCCESSOR BY MERGER WITH FRANKI IN FIRST FEDERAL SAVINGS BANK	COURT NUMBER 2003-cv-1200-mf	
DEFENDANT/S/ DEBORAH L. WERNTZ and ALAN R. WERNTZ	TYPE OF WRIT EXECUTION	

	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE ALAN R. WERNTZ
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) RD 2 BOX 181, MILLVILLE, PA 17846

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  PLEASE SERVE		
SIGNATURE OF ATTORNEY  <i>Joseph A. Gobbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE December 19, 2003
ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

**GOLDBECK McCAFFERTY & McKEEVER**

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Attorney I.D.#16132  
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PENNSYLVANIA BAR ASSOCIATION  
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Harrisburg, PA 17108

ALL THAT CERTAIN PIECE, PARCEL OF LOT OF LAND TOGETHER WITH IMPROVEMENTS AND BUILDINGS THEREON ERECTED SITUATE IN THE TOWNSHIP OF GREENWOOD, IN THE COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT STONE IN ROAD LEADING FROM MILLVILLE TO ROHRSBURG, 13 FEET NORTH 10 DEGREES WEST FROM TELEPHONE POST;

THENCE BY CENTER OF ROAD LEADING TO JAKE DERR FARM AND LAND OF HEIRS OF R.L. RICH, NOW SYLVESTER STERE, NORTH 13 DEGREES WEST 36 PERCHES;

THENCE NORTH 24 DEGREES WEST 9.8 PERCHES;

THENCE BY SAID STERE, SOUTH 78 DEGREES WEST, 31 PERCHES TO POST;

THENCE BY LAND OF BENJ. SMITH, NOW CHARLES KREAMER, SOUTH 1-1/2 DEGREES WEST, 42.7 PERCHES TO POST IN THE ROAD, 9-1/2 FEET NORTH OF PIPE (THE FORGOING COURSES AND DISTANCES COPIED FROM DEEDS, THE BALANCE FROM SURVEY);

THENCE BY NEAR CENTER OF ROAD LEADING FROM MILLVILLE TO ROHRSBURG AND LAND OF ALFRED REECE, NORTH 85 DEGREES EAST, 44 PERCHES TO THE PLACE OF BEGINNING.

CONTAINING 9 ACRES AND 61 PERCHES OF LAND, THE SAME BEING MORE OR LESS.

TAX PARCEL NO. 17-02-019

ALL THAT CERTAIN PIECE, PARCEL OF LOT OF LAND TOGETHER WITH IMPROVEMENTS AND BUILDINGS THEREON ERECTED SITUATE IN THE TOWNSHIP OF GREENWOOD, IN THE COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

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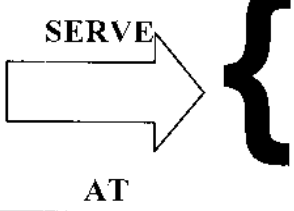
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TAX PARCEL NO. 17-02-019

## SHERIFF'S DEPARTMENT Columbia COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ M & T MORTGAGE CORPORATION SUCCESSOR BY MERGER WITH FRANKLIN FIRST FEDERAL SAVINGS BANK	COURT NUMBER 2003-cv-1200-mf	
DEFENDANT/S/ DEBORAH L. WERNTZ and ALAN R. WERNTZ	TYPE OF WRIT EXECUTION	

	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE ALAN R. WERNTZ
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1093 State Route 254, Millville, PA 17731

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  PLEASE SERVE
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SIGNATURE OF ATTORNEY  <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE December 19, 2003
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ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532
--

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
Suite 5000 - Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322  
Attorney for Plaintiff

M & T MORTGAGE CORPORATION SUCCESOR BY  
MERGER WITH FRANKLIN FIRST FEDERAL  
SAVINGS BANK  
PO Box 840  
Buffalo, NY 14240-0840  
Plaintiff

vs.

DEBORAH L. WERNTZ  
ALAN R. WERNTZ  
**Mortgagor(s) and Record Owner(s)**

RD 2 Box 181  
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
No. 2003-cv-1200-mf

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO  
COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO  
COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE  
USED FOR THAT PURPOSE.**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: WERNTZ, ALAN R.  
**ALAN R. WERNTZ**  
1093 State Route 254  
Millville, PA 17731

Your house at RD 2 Box 181, Millville, PA 17846 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$44,325.43 obtained by M & T MORTGAGE CORPORATION SUCCESOR BY MERGER WITH FRANKLIN FIRST FEDERAL SAVINGS BANK against you.

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

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

1. The sale will be cancelled if you pay to M & T MORTGAGE CORPORATION SUCCESOR BY MERGER WITH FRANKLIN FIRST FEDERAL SAVINGS BANK, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-627-1322
2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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 below 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 NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5624.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5624.
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 thirty (30) days from the date of the Sheriff's Sale. 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 filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

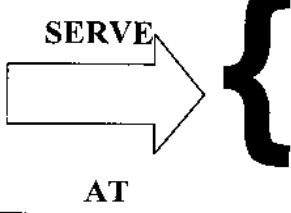
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**SUSQUEHANNA LEGAL SERVICES**  
168 E. 5th Street  
Bloomsburg, PA 17815

**PENNSYLVANIA BAR ASSOCIATION**  
P.O. Box 186  
Harrisburg, PA 17108

## SHERIFF'S DEPARTMENT Columbia COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ M & T MORTGAGE CORPORATION SUCCESSOR BY MERGER WITH FRANKLIN FIRST FEDERAL SAVINGS BANK	COURT NUMBER 2003-cv-1200-mf	
DEFENDANT/S/ DEBORAH L. WERNTZ and ALAN R. WERNTZ	TYPE OF WRIT EXECUTION	

	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE DEBORAH L. WERNTZ
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) RD 2 BOX 181, MILLVILLE, PA 17846

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:  PLEASE SERVE		
SIGNATURE OF ATTORNEY  <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE December 19, 2003
ADDRESS OF ATTORNEY  GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

**GOLDBECK McCAFFERTY & McKEEVER**

BY: Joseph A. Goldbeck, Jr.  
Attorney I.D.#16132  
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M & T MORTGAGE CORPORATION SUCCESSOR BY  
MERGER WITH FRANKLIN FIRST FEDERAL  
SAVINGS BANK

PO Box 840  
Buffalo, NY 14240-0840

Plaintiff

vs.

DEBORAH L. WERNTZ

ALAN R. WERNTZ

**Mortgagor(s) and Record Owner(s)**

RD 2 Box 181  
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term  
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TO: WERNTZ, DEBORAH L.  
**DEBORAH L. WERNTZ**  
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Millville, PA 17731

Your house at RD 2 Box 181, Millville, PA 17846 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$44,325.43 obtained by M & T MORTGAGE CORPORATION SUCCESSOR BY MERGER WITH FRANKLIN FIRST FEDERAL SAVINGS BANK against you.

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# SHERIFF'S DEPARTMENT Columbia COUNTY

<b>SHERIFF SERVICE INSTRUCTIONS</b>		
PLAINTIFF/S/ M & T MORTGAGE CORPORATION SUCCESOR BY MERGER WITH FRANKI IN FIRST FEDERAL SAVINGS BANK		COURT NUMBER 2003-cv-1200-mf
DEFENDANT/S/ DEBORAH L. WERNTZ and ALAN R. WERNTZ		TYPE OF WRIT EXECUTION

<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE DEBORAH L. WERNTZ
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1093 State Route 254, Millville, PA 17731

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SAVINGS BANK

PO Box 840  
Buffalo, NY 14240-0840  
Plaintiff

vs.

DEBORAH L. WERNITZ  
ALAN R. WERNITZ  
Mortgagor(s) and Record Owner(s)

RD 2 Box 181  
Millville, PA 17846

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

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188814

**GOLDBECK MCCAFFERTY & MCKEEVER**  
**A PROFESSIONAL CORPORATION**  
SUITE 5000, MELLON INDEPENDENCE CENTER  
701 MARKET STREET  
PHILADELPHIA, PA 19106

FIRSTTRUST  
3-7380-2360

12/19/2003

\$ \*\*2,000.00

PAY TO THE  
ORDER OF

**Sheriff of Columbia County**

DOLLARS

**Two Thousand and 00/100\*\*\*\*\***

MORTGAGE DISBURSEMENT ACCOUNT

MEMO

**Wernitz**

⑈188814⑈ ⑆236073801⑆ 70 100018⑈



Security Features included.

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