

# SHERIFF'S SALE

## Distribution Sheet

Wachovia Bank, National Association vs. Jamine M. Readler

NO. 955-2003 JD DATE OF SALE: March 24, 2004

NO. 184-2003 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) March 24, 2004 and (time) 10:00 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to William Watkins and Scott Watkins for the price or sum of \$61,654.42 (Sixty One Thousand Six Hundred Fifty Four and 42/100) Dollars. William Watkins and Scott Watkins being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ 59,000.00	
Poundage .....	1,180.00	
Transfer Taxes .....	1,474.42	
Total Needed to Purchase .....		\$ 61,654.42
Amount Paid Down .....		7,000.00
Balance Needed to Purchase .....		54,654.42

### EXPENSES:

Columbia County Sheriff - Costs .....	\$ 366.00	
Poundage .....	1,180.00	
Newspaper .....		\$ 692.12
Printing .....		-0-
Solicitor .....		75.00
Columbia County Prothonotary .....		10.00
Columbia County Recorder of Deeds - Deed copy work .....		41.50
Realty transfer taxes .....		737.21
State stamps .....		737.21
Tax Collector ( Connie Gingher-Berwick Borough ) .....		361.01
Columbia County Tax Assessment Office .....		5.00
State Treasurer .....		110.00
Other: Luz county // Berwick Sewer .....		44.00 // 147.14
Web Posting // Notary .....		150.00 // 8.00
Lien Search Certificate .....		250.00
TOTAL EXPENSES:		\$ 4,914.19

Total Needed to Purchase	\$ 61,654.42	
Less Expenses	4,914.19	
Net to First Lien Holder	56,740.23	
Plus Deposit	1,200.00	
Total to First Lien Holder	\$ 57,940.23	

Sheriff's Office, Bloomsburg, Pa.  
 April 1, 2004

So answers

*Timothy T. Charles*

Sheriff

# SHERIFF'S SALE

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Wachovia Bank, National Association      vs.      Jamine M. Readler

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Amount Paid Down .....			<u>7,000.00</u>
Balance Needed to Purchase .....			<u>54,654.42</u>

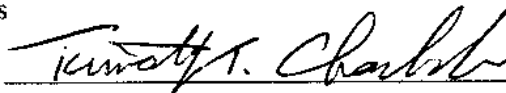
### EXPENSES:

Columbia County Sheriff - Costs .....	\$	<u>366.00</u>	
Poundage .....		<u>1,180.00</u>	\$ <u>1,546.00</u>
Newspaper .....			<u>692.12</u>
Printing .....			<u>-0-</u>
Solicitor .....			<u>75.00</u>
Columbia County Prothonotary .....			<u>10.00</u>
Columbia County Recorder of Deeds -      Deed copy work			<u>41.50</u>
Realty transfer taxes			<u>737.21</u>
State stamps			<u>737.21</u>
Tax Collector ( Connie Gingher-Berwick Borough )			<u>361.01</u>
Columbia County Tax Assessment Office .....			<u>5.00</u>
State Treasurer .....			<u>110.00</u>
Other: <u>Luz county // Berwick Sewer</u>			<u>44.00 // 147.14</u>
<u>Web Posting // Notary</u>			<u>150.00 // 8.00</u>
<u>Lien Search Certificate</u>			<u>250.00</u>
TOTAL EXPENSES:	\$		<u>4,914.19</u>

Total Needed to Purchase	\$	<u>61,654.42</u>	
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Net to First Lien Holder		<u>56,740.23</u>	
Plus Deposit		<u>1,200.00</u>	
Total to First Lien Holder	\$		<u>57,940.23</u>

Sheriff's Office, Bloomsburg, Pa.  
April 1, 2004

So answers



Sheriff

1749

60-7127313  
BRANCH 4

4/2/01

124131

PAID TO THE  
COURT ON

Alameda County Sheriff's Office

Fifty Four Thousand Six Hundred & Fifty Four

\$ 54,654.42

42/ 10000 LARS

10000 LARS



**First National  
BANK of BERWICK**  
Berwick, PA 18603

00313071254 01 00013 806 1749

0611 1749

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.

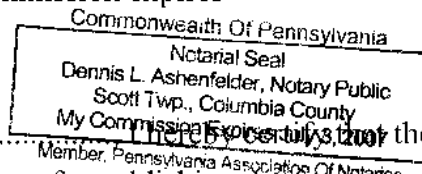
Paul R. Eyerly IV

Sworn and subscribed to before me this 23<sup>rd</sup> day of MARCH, 2004.



(Notary Public)

My commission expires



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.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Wachovia Bank, NA vs Jamie Reader

NO. 184-03 ED NO. 955-03 JD

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

BID PRICE (INCLUDES COST) \$ 59,000.00

POUNDAGE - 2% OF BID \$ 1,180.00

TRANSFER TAX - 2% OF FAIR MKT \$ 1,474.42

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ 61,654.42

PURCHASER(S): Bill Watkins

ADDRESS: 48 Vista Rd Berwick

NAMES(S) ON DEED: <sup>WILLIAM</sup> Bill Watkins & Scott Watkins

PURCHASER(S) SIGNATURE(S): William J. Lib

TOTAL DUE: \$ 61,654.42

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

DOWN PAYMENT: \$ 7,000.00

TOTAL DUE IN 8 DAYS \$ 54,654.42

Lynn



60-712  
313

For Account of WILLIAM WATKINS

DATE 23-MAR-04

PAY FIRST NATIONAL BANK **\$3,000.00** cts

\*\*\*3,000.00

TO THE ORDER OF

COLUMBIA COUNTY SHERIFF

CASHIER'S CHECK

*Danella R. D. Dant*

Authorized Signature

⑈219951⑈ ⑆031307125⑆ 01 206313 01⑈



60-712  
313

For Account of WILLIAM WATKINS

DATE 23-MAR-04

PAY FIRST NATIONAL BANK **\$4,000.00** cts

\*\*\*4,000.00

TO THE ORDER OF

COLUMBIA COUNTY SHERIFF

CASHIER'S CHECK

*Danella R. D. Dant*

Authorized Signature

⑈219952⑈ ⑆031307125⑆ 01 206313 01⑈

# SHERIFF'S SALE COST SHEET

Wachovia Bank, NA vs. Jamie Readler  
 NO. 184-03 ED NO. 955-03 JD DATE/TIME OF SALE 3-24-04 / 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>22.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>374.00</u>	

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

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	<u>1581</u> \$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	<u>14</u> \$ <u>361.01</u>
SCHOOL DIST.	20 \$
DELINQUENT	20 \$ <u>5.00</u>
TOTAL ***** \$ <u>366.01</u>	

MUNICIPAL FEES DUE:	
SEWER	20 <u>26</u> \$ <u>147.14</u>
WATER	20 \$
TOTAL ***** \$ <u>147.14</u>	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. <u>Luc. Co.</u>	\$ <u>44.00</u>
TOTAL ***** \$ <u>44.00</u>	

TOTAL COSTS (OPENING BID) \$ 2009.77

87 to same

LAW OFFICES  
**PURCELL, KRUG & HALLER**

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

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

JOSEPH NISSLEY (1910-1982)  
ANTHONY DISANTO  
OF COUNSEL

HERSHEY  
1099 GOVERNOR ROAD  
(717) 533-3836

March 9, 2004

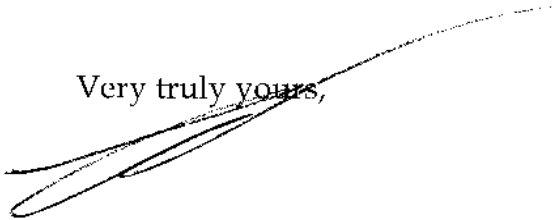
Columbia County Sheriff  
P.O. Box 380  
Bloomsburg, PA 17815

Re: 2003-CV-955 WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A  
FIRST UNION NATIONAL BANK, AS TRUSTEE FOR PENNSYLVANIA  
HOUSING FINANCE AGENCY vs. JAMINE M. READLER

Dear Sir/Madam:

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

Very truly yours,

A handwritten signature in black ink, appearing to read 'Leon P. Haller', with a long, sweeping horizontal stroke extending to the right.

Leon P. Haller, Esquire

LPH/djm

Enclosure



WACHOVIA BANK, NATIONAL ASSOCIATION  
F/K/A FIRST UNION NATIONAL BANK, AS  
TRUSTEE FOR PENNSYLVANIA HOUSING  
FINANCE AGENCY,

PLAINTIFF

VS.

JAMINE M. READLER,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-955

IN MORTGAGE FORECLOSURE

**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 1-26-04, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

JAMINE M. READLER  
705 THIRD STREET  
NESCOPECK, PA 18635

Tenant/Occupant  
160 Briarcliff Road  
Berwick, PA 18603

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

By 

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

WACHOVIA BANK, NATIONAL ASSOCIATION  
F/K/A FIRST UNION NATIONAL BANK, AS  
TRUSTEE FOR PENNSYLVANIA HOUSING  
FINANCE AGENCY,

PLAINTIFF

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

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

LAW OFFICES

*Purcell, Krug & Haller*

1719 NORTH FRONT STREET  
HARRISBURG, PENNSYLVANIA 17102-2392  
TELEPHONE (717) 234-4178  
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VALERIE A. GUNNOF  
COUNSEL

JAMINE M. READLER  
705 THIRD STREET  
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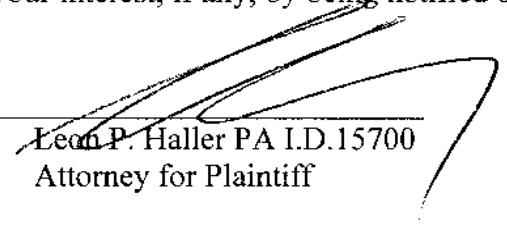
DOMESTIC RELATIONS  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

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

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

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

By: \_\_\_\_\_

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

WACHOVIA BANK, NATIONAL ASSOCIATION  
F/K/A FIRST UNION NATIONAL BANK, AS  
TRUSTEE FOR PENNSYLVANIA HOUSING  
FINANCE AGENCY,

PLAINTIFF

VS.

JAMINE M. READLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-955

IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

DATE: **MARCH 24, 2004**

TIME: **10:00 A.M.**

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

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

THE LOCATION of your property to be sold is:

**160 BRIARCLIFF ROAD  
BERWICK, PENNSYLVANIA 18603**

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

**No. 2003-CV-955**

**JUDGMENT AMOUNT \$84,677.46**

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

**JAMINE M. READLER**

**A SCHEDULE OF DISTRIBUTION**, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

**THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.**

**IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.**

**IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT**

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:**

Susquehanna Legal Services  
168 East 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(570) 784-8760

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

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

**ALL THAT CERTAIN** piece or parcel of land situate in Park Place Village, Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the southerly side of Briar Cliff Road and at the northwest corner of Lot No. 164; thence south 4 degrees 46 minutes east along line of Lot No. 164 a distance of 167 feet to a point; thence north 71 degrees 29 minutes west a distance of 180 feet to a point in line of Lot No. 161; thence north 18 degrees 31 minutes east along line of Lot No. 161 a distance of 150 feet to the southerly side of Briar Cliff Road; thence along said road south 71 degrees 29 minutes east a distance of 86.58 feet to a point; thence continuing along said road on a curve to the left with a radius of 14 degrees 27 minutes a distance of 27.72 feet to the place of beginning. BEING LOTS NO. 162 and 163 of Section "C" of Park Place Village, Borough of Berwick.

**SUBJECT** to reservations and restrictions in the prior chain of title.

HAVING THEREON ERECTED A dwelling house known as 160 Briarcliff Road, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Claire Hazlett, Ronald C. Eglody and Shirley M. Eglody, be Deed dated 5/18/01 and recorded 6/22/01 as Columbia County Instrument Number 200105906, granted and conveyed unto Jamine M. Readler.

Parcel # 04D-03-076

PENNSYLVANIA HOUSING FINANCE AGENCY v. JAMINE M. READLER  
Columbia County Sale 3/24/04

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:  
JAMINE M. READLER  
705 THIRD STREET  
NESCOPECK, PA 18635

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:  
Tenant/Occupant  
160 Briarcliff Road  
Berwick, PA 18603

Postmark:

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

Received from:

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

Postage:

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

Postmark:





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.

WACHOVIA BANK, NATIONAL  
ASSOCIATION

VS.

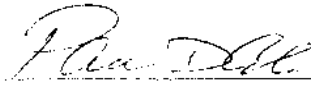
JAMINE READLER

WRIT OF EXECUTION #184 OF 2003 ED

POSTING OF PROPERTY

FEBRUARY 18, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF JAMINE READLER AT 160 BRIARCLIFF ROAD BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF P. D'ANGELO.

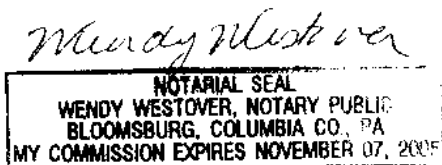
SO ANSWERS:

  
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
ACTING SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19TH DAY OF FEBRUARY 2004



Luzerne County Sheriff's Department  
Luzerne County Courthouse



200 North River Street  
Wilkes-Barre, Pennsylvania 18711  
(570) 825-1651

COLUMBIA COUNTY

03-ED-184

WACHOVIA BANK

VS

JAMIE M. READLER

STATE OF PENNSYLVANIA  
LUZERNE COUNTY SS:

MARK SENCZAKOWICZ, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on THURSDAY the 29TH day of JANUARY 20 04 at 8:10 P. M., prevailing time, he served the within WRIT OF EXECUTION, NOTICE OF SHERIFF'S SALE AND DESCRIPTION

upon JAMIE M. READLER  
the within named, by handing to HIM personally, at HIS RESIDENCE, 705 THIRD STREET, NESCOPECK

\_\_\_\_\_ in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

Sheriff of Luzerne County

this 30TH day of JANUARY 20 04

Prothonotary of Luzerne County

by   
Deputy Sheriff of Luzerne County, Pennsylvania



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

WACHOVIA BANK, NATIONAL  
ASSOCIATION F/K/A FIRST UNION  
NATIONAL BANK, AS TRUSTEE FOR  
PENNSYLVANIA HOUSING FINANCE  
AGENCY

184ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

JAMINE M. READLER

NOW, FRIDAY, JANUARY 16, 2004, I, HON. TIMOTHY T. CHAMBERLAIN, ACTING HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, JAMINE READLER, AT 705 THIRD ST., NESCOPECK, PA

*Timothy T. Chamberlain*

---

TIMOTHY T. CHAMBERLAIN  
ACTING SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

2. Article Number (Transfer from service label)	7002 2410 0001 8079 9835
PS Form 3811, August 2001	Domestic Return Receipt
	2ACPR1-03-Z-01

BERWICK BORO  
PAKE CHECKS PAYBLE TO:

CLOSED WEDNESDAY & HOLIDAYS.  
CLOSED FRIDAY AFTER DISCOUNT  
PHONE:570-752-7442

READLER JAMINE M  
165 BRIARCLIFF ROAD  
BERWICK PA 18603

**IF YOU DESIRE A RECEIPT, SEND A SELF-ADDRESSED STAMPED ENVELOPE WITH YOUR PAYMENT**  
**THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT**

**BILL NO.**  
**5490**

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL SINKING	25,247	5.646	139.69	142.54	156.79
LIGHT		.845	20.90	21.33	23.46
FIRE		.75	18.56	18.94	19.89
BORO RE		1.25	30.93	31.56	33.14
		6.1	150.93	154.01	161.71
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			361.01	368.38	394.99
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

This tax returned to courthouse on: January 1, 2005

**FILE COPY**

 $\angle$

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

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

SERVICE# 2 - OF - 11 SERVICES  
DOCKET # 184ED2003

PLAINTIFF

WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A  
FIRST UNION NATIONAL BANK, AS TRUSTEE FOR  
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT

JAMINE M. READLER

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
160 BRIARCLIFF ROAD	FORECLOSURE
BERWICK	

SERVED UPON \_\_\_\_\_

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

DATE 01/29/04 TIME 1330 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>01/20/04</u>	<u>1035</u>	<u>D'ANGELO</u>	<u>L/C</u>
<u>01/23/04</u>	<u>1145</u>	<u>D'ANGELO</u>	<u>L/C</u>

DEPUTY Flue Dhl DATE 01/29/04



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

Friday, January 16, 2004

**TENANT(S)**  
**160 BRIARCLIFF ROAD**  
**BERWICK, PA 18603-**

**WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A FIRST UNION**  
**NATIONAL BANK, AS TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE**  
**AGENCY**

**VS**

**JAMINE M. READLER**

**DOCKET # 184ED2003**

**JD # 955JD2003**

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

WACHOVIA BANK, NATIONAL ASSOCIATION  
F/K/A FIRST UNION NATIONAL BANK, AS  
TRUSTEE FOR PENNSYLVANIA HOUSING  
FINANCE AGENCY,

PLAINTIFF

VS.

JAMINE M. READLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-955

*2003-ED-184*  
IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

DATE: March 24, 2004

TIME: 10:00 am

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

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

THE LOCATION of your property to be sold is:

**160 BRIARCLIFF ROAD  
BERWICK, PENNSYLVANIA 18603**

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

**No. 2003-CV-955**

**JUDGMENT AMOUNT \$84,677.46**

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

**JAMINE M. READLER**



**ALL THAT CERTAIN** piece or parcel of land situate in Park Place Village, Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the southerly side of Briar Cliff Road and at the northwest corner of Lot No. 164; thence south 4 degrees 46 minutes east along line of Lot No. 164 a distance of 167 feet to a point; thence north 71 degrees 29 minutes west a distance of 180 feet to a point in line of Lot No. 161; thence north 18 degrees 31 minutes east along line of Lot No. 161 a distance of 150 feet to the southerly side of Briar Cliff Road; thence along said road south 71 degrees 29 minutes east a distance of 86.58 feet to a point; thence continuing along said road on a curve to the left with a radius of 14 degrees 27 minutes a distance of 27.72 feet to the place of beginning. BEING LOTS NO. 162 and 163 of Section "C" of Park Place Village, Borough of Berwick.

**SUBJECT** to reservations and restrictions in the prior chain of title.

HAVING THEREON ERECTED A dwelling house known as 160 Briarcliff Road, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Claire Hazlett, Ronald C. Eglody and Shirley M. Eglody, be Deed dated 5/18/01 and recorded 6/22/01 as Columbia County Instrument Number 200105906, granted and conveyed unto Jamine M. Readler.

Parcel # 04D-03-076

WACHOVIA BANK, NATIONAL ASSOCIATION  
F/K/A FIRST UNION NATIONAL BANK, AS  
TRUSTEE FOR PENNSYLVANIA HOUSING  
FINANCE AGENCY,

PLAINTIFF

VS.

JAMINE M. READLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-955

*2003-ED-184*

IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

**TO THE SHERIFF OF THE WITHIN COUNTY**

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **160 BRIARCLIFF ROAD BERWICK, PENNSYLVANIA 18603** as follows:

Amount due pursuant to Judgment	\$84,677.46
Interest	\$5,520.96
Per diem of \$12.96 to 4/1/04	
Late Charges	\$362.33
(\$19.07 per month to 4/1/04)	
Escrow Deficit	\$3,887.83
<b>TOTAL WRIT</b>	<b>\$88,527.65</b>

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

Dated: 12/31/2003

Tammi B. Kene  
PROTHONOTARY

By Elizabeth A. Brennan  
DEPUTY

(SEAL)

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 requestor)

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

NAME DATE OF BIRTH SOCIAL SECURITY#

Jamirne M. Gaudler

7-22-80

186-64-8046

DATE: 1-27-04

REQUESTOR: Sheriff

Print Name

Sub - 2003-CV-955  
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.

X 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.

LUZURCO Case # 891105303

Amount of Overdue Support

Next Due Date

Next Payment Amount

1,192.05

Date: 1-27-04

BY: Leslie Ly Van

TITLE: Cust LRS

Certified from the record

on 27 day of Jan 2004

Gail K. Jodon

Director, Domestic Relations Section

By: Leslie Ly Van

at Verbal ch from

Patricia Co. 40.

Any money to be paid

to Col 2 to put in HO's case

WACHOVIA BANK, NATIONAL ASSOCIATION  
F/K/A FIRST UNION NATIONAL BANK, AS  
TRUSTEE FOR PENNSYLVANIA HOUSING  
FINANCE AGENCY,

PLAINTIFF

VS.

JAMINE M. READLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-955

IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

DATE: **MARCH 24, 2004**

TIME: **10:00 A.M.**

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

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

THE LOCATION of your property to be sold is:

**160 BRIARCLIFF ROAD  
BERWICK, PENNSYLVANIA 18603**

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

**No. 2003-CV-955**

**JUDGMENT AMOUNT \$84,677.46**

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

**JAMINE M. READLER**

**A SCHEDULE OF DISTRIBUTION**, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff **(for example, to banks that hold mortgages and municipalities that are owed taxes)** will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

**THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.**

**IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.**

**IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT**

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

**BERWICK AREA JOINT SEWER AUTHORITY**

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

January 21, 2004

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

**WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A FIRST UNION  
NATIONAL BANK, AS TRUSTEE FOR PENNSYLVANIA HOUSING  
FINANCE AGENCY**

VS

**JAMINE M. READLER**

**DOCKET # 184ED2003**

**JD# 963JD2003**

Dear Timothy:

The outstanding balance on sewer account #116091 for the property located at  
160 Briarcliff Road, Berwick through March 2004 is \$147.14.

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

Sincerely,



Kelly Greer  
Authority Clerk

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

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

SERVICE# 3 - OF - 11 SERVICES  
DOCKET # 184ED2003

PLAINTIFF

WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A  
FIRST UNION NATIONAL BANK, AS TRUSTEE FOR  
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT

JAMINE M. READLER

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

SERVED UPON

Kelly Greer

RELATIONSHIP

Client

IDENTIFICATION

DATE 01/20/04

TIME

1050

MILEAGE

OTHER

Race

Sex

Height

Weight

Eyes

Hair

Age

Military

TYPE OF SERVICE:

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

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

Paul Dobb

DATE

01/20/04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

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

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 184ED2003

PLAINTIFF

WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A  
FIRST UNION NATIONAL BANK, AS TRUSTEE FOR  
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT

JAMINE M. READLER

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

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON       Pasted      

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

DATE 01/20/04 TIME 0945 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

      Plane D. Cole       DATE 01/20/04



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/31/2003

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 184ED2003

PLAINTIFF

WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A  
FIRST UNION NATIONAL BANK, AS TRUSTEE FOR  
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT

JAMINE M. READLER

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

SERVED UPON Leslie

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

DATE 1-20-4 TIME 0835 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. Ault

DATE

1-20-4

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/31/2003

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 184ED2003

PLAINTIFF

WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A  
FIRST UNION NATIONAL BANK, AS TRUSTEE FOR  
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT

JAMINE M. READLER

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

**PAPERS TO SERVED**

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Deborah A. Miller

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

DATE 1-16-4 TIME 1620 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. Cullen

DATE 1-16-4

# REAL ESTATE OUTLINE

ED # 184-03

DATE RECEIVED 12-31-03  
DOCKET AND INDEX 1-16-04  
SET FILE FOLDER UP 1-16-04

## 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 <del>\$1,350.00</del> OR <u>1200.00</u>	<u>✓</u>	CK# <u>85952</u>

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

SALE DATE	<u>Nov 24 04</u>	TIME <u>1000</u>
POSTING DATE	<u>Feb 18, 04</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>mar 3</u>	
	2 <sup>ND</sup> WEEK <u>10</u>	
	3 <sup>RD</sup> WEEK <u>17, 04</u>	

160 Birchcliff Rd Bunk

# SHERIFF'S SALE

WEDNESDAY MARCH 24, 2004 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 184 OF 2003 ED AND CIVIL WRIT NO. 955 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a point on the southerly side of Briar Cliff Road and at the northwest corner of Lot No. 164; thence south 4 degrees 46 minutes east along line of Lot No. 164 a distance of 167 feet to a point; thence north 71 degrees 29 minutes west a distance of 180 feet to a point in line of Lot No. 161; thence north 18 degrees 31 minutes east along line of Lot No. 161 a distance of 150 feet to the southerly side of Briar Cliff Road; thence along said road south 71 degrees 29 minutes east a distance of 86.58 feet to a point; thence continuing along said road on a curve to the left with a radius of 14 degrees 27 minutes a distance of 27.72 feet to the place of beginning. BEING LOTS NO. 162 and 163 of Section "C" of Park Place Village, Borough of Berwick.

SUBJECT to reservations and restrictions in the prior chain of title.

HAVING THEREON ERECTED A dwelling house known as 160 Briarcliff Road, Berwick, Pennsylvania.

BEING THE SAME PREMISES WHICH Claire Hazlett, Ronald C. Eglody and Shirley M. Eglody, by Deed dated 5/18/01 and recorded 6/22/01 as Columbia County Instrument Number 200105906, granted and conveyed unto Jamine M. Readler.

Parcel #04D-03-076

## 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  
Leon Haller  
1719 North Front Street  
Harrisburg, PA 17102

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

# SHERIFF'S SALE

WEDNESDAY MARCH 24, 2004 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 184 OF 2003 ED AND CIVIL WRIT NO. 955 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a point on the southerly side of Briar Cliff Road and at the northwest corner of Lot No. 164; thence south 4 degrees 46 minutes east along line of Lot No. 164 a distance of 167 feet to a point; thence north 71 degrees 29 minutes west a distance of 180 feet to a point in line of Lot No. 161; thence north 18 degrees 31 minutes east along line of Lot No. 161 a distance of 150 feet to the southerly side of Briar Cliff Road; thence along said road south 71 degrees 29 minutes east a distance of 86.58 feet to a point; thence continuing along said road on a curve to the left with a radius of 14 degrees 27 minutes a distance of 27.72 feet to the place of beginning. BEING LOTS NO. 162 and 163 of Section "C" of Park Place Village, Borough of Berwick.

SUBJECT to reservations and restrictions in the prior chain of title.

HAVING THEREON ERECTED A dwelling house known as 160 Briarcliff Road, Berwick, Pennsylvania.

BEING THE SAME PREMISES WHICH Claire Hazlett, Ronald C. Eglody and Shirley M. Eglody, by Deed dated 5/18/01 and recorded 6/22/01 as Columbia County Instrument Number 200105906, granted and conveyed unto Jamine M. Readler.

Parcel #04D-03-076

## 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  
Leon Haller  
1719 North Front Street  
Harrisburg, PA 17102

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

WACHOVIA BANK, NATIONAL ASSOCIATION  
F/K/A FIRST UNION NATIONAL BANK, AS  
TRUSTEE FOR PENNSYLVANIA HOUSING  
FINANCE AGENCY,

PLAINTIFF

VS.

JAMINE M. READLER,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-955

*2003-ED-184*  
IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

**TO THE SHERIFF OF THE WITHIN COUNTY**

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **160 BRIARCLIFF ROAD BERWICK, PENNSYLVANIA 18603** as follows:

Amount due pursuant to Judgment	\$84,677.46
Interest	\$5,520.96
Per diem of \$12.96 to 4/1/04	
Late Charges	\$362.33
(\$19.07 per month to 4/1/04)	
Escrow Deficit	\$3,887.83
<b>TOTAL WRIT</b>	<b>\$88,527.65</b>

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

Dated: 12/21/03

*Frank B. Kline*  
PROTHONOTARY

(SEAL)

By *Elizabeth A. Berman*  
DEPUTY

WACHOVIA BANK, NATIONAL ASSOCIATION  
F/K/A FIRST UNION NATIONAL BANK, AS  
TRUSTEE FOR PENNSYLVANIA HOUSING  
FINANCE AGENCY,

PLAINTIFF

VS.

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<b>TOTAL WRIT</b>	<b>\$88,527.65</b>

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

Dated: 12/31/03

(SEAL)

*Terrie B. Kline*  
PROTHONOTARY  
By *Elizabeth A. Brannon*  
DEPUTY

*TO THE SHERIFF OF COLUMBIA COUNTY:*

**ORDER FOR SERVICE**

**DATE: December 24, 2003**

FROM:

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

CASE CAPTION:

***WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A FIRST UNION NATIONAL BANK, AS  
TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY***

***VS.***

***JAMINE M. READLER***

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE**

**No. 2003-CV-955**

**SERVICE TO BE MADE ON DEFENDANT: JAMINE M. READLER**

**ADDRESS FOR "PERSONAL SERVICE": 705 THIRD STREET NESCOPECK, PA 18635**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff



TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: **WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A FIRST UNION NATIONAL BANK, AS TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY**

VS.

Defendant(s): **JAMINE M. READLER**

Filed to No. **2003-CV-955**

**INSTRUCTIONS**

This is real estate execution. The property is located at:

**160 BRIARCLIFF ROAD BERWICK, PENNSYLVANIA 18603**

(A more complete legal description accompanies these documents.)

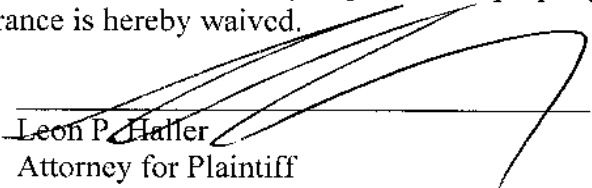
The parties to be served **PERSONALLY** and their addresses are as follows:

**JAMINE M. READLER: 705 THIRD STREET NESCOPECK, PA 18635**

**WAIVER OF WATCHMAN AND INSURANCE**

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

**NOW, December 24, 2003** the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

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

TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: **WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A FIRST UNION  
NATIONAL BANK, AS TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY**

VS.

Defendant(s): **JAMINE M. READLER**

Filed to No. **2003-CV-955**

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(A more complete legal description accompanies these documents.)

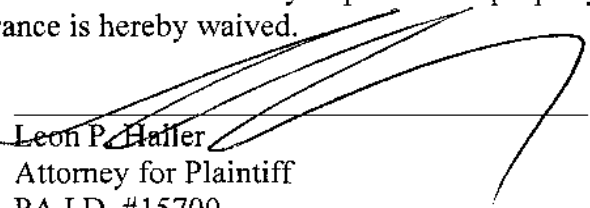
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**JAMINE M. READLER: 705 THIRD STREET NESCOPECK, PA 18635**

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

WACHOVIA BANK, NATIONAL ASSOCIATION  
F/K/A FIRST UNION NATIONAL BANK, AS  
TRUSTEE FOR PENNSYLVANIA HOUSING  
FINANCE AGENCY,

PLAINTIFF

VS.

JAMINE M. READLER,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-955

*2003-ED-184*

IN MORTGAGE FORECLOSURE

**NON-MILITARY AFFIDAVIT**

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

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

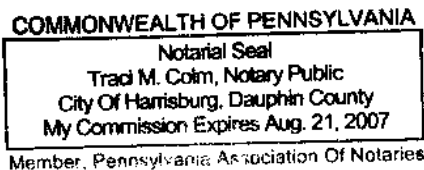
Sworn to and subscribed :

before me this 24<sup>th</sup> day :

of December 2003 :

*Traci M. Colm*  
Notary Public

*[Signature]*  
LEON P. HALLER, ESQUIRE



WACHOVIA BANK, NATIONAL ASSOCIATION  
F/K/A FIRST UNION NATIONAL BANK, AS  
TRUSTEE FOR PENNSYLVANIA HOUSING  
FINANCE AGENCY,

PLAINTIFF

VS.

JAMINE M. READLER,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-955

2003-ED-184  
IN MORTGAGE FORECLOSURE

**COPY**

**NON-MILITARY AFFIDAVIT**

COMMONWEALTH OF PENNSYLVANIA :

SS

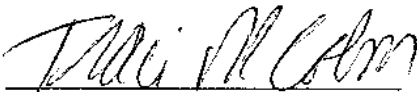
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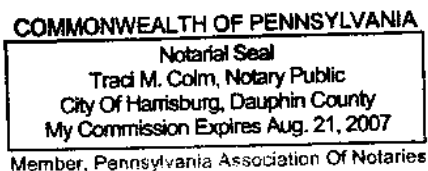
before me this 24<sup>th</sup> day :

of December 2003 :



Notary Public

  
LEON P. HALLER, ESQUIRE



WACHOVIA BANK, NATIONAL ASSOCIATION  
F/K/A FIRST UNION NATIONAL BANK, AS  
TRUSTEE FOR PENNSYLVANIA HOUSING  
FINANCE AGENCY,

PLAINTIFF

Vs.

JAMINE M. READLER,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

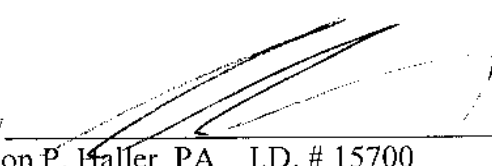
CIVIL ACTION LAW

NO. 2003-CV-955

*2003-ED-184*  
IN MORTGAGE FORECLOSURE

**CERTIFICATE OF SERVICE**  
**PURSUANT TO PA. R.C.P. 237.1**

I hereby certify that on December 10, 2003 I served the Ten Day Notice required by Pa. R.C.P. on the Defendant(s) in this matter by regular first class mail, postage prepaid, as indicated on the attached Notice.

By   
Leon P. Haller PA I.D. # 15700  
Attorney for Plaintiff  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

WACHOVIA BANK, NATIONAL  
ASSOCIATION F/K/A FIRST UNION  
NATIONAL BANK, AS TRUSTEE FOR  
PENNSYLVANIA HOUSING FINANCE  
AGENCY,

Plaintiff

VS.

JAMINE M. READLER

Defendant

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2003-CV-955

CIVIL ACTION LAW  
IN MORTGAGE FORECLOSURE

DATE OF THIS NOTICE: **December 10, 2003**

**TO:**

JAMINE M. READLER  
705 THIRD STREET  
NESCOPECK, PA 18635

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO  
COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED  
FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.**

**IMPORTANT NOTICE**

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE  
PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR  
OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10)  
DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU  
WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.  
YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER  
OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT  
WHERE YOU CAN GET LEGAL HELP:

COLUMBIA COUNTY LAWYER REFERRAL SERVICE  
SUSQUEHANNA LEGAL SERVICES  
168 EAST FIFTH STREET  
BLOOMSBURG, PA 17815  
570-784-8760

PURCELL, KRUG & HALLER

By 

LEON P. HALLER, Attorney for Plaintiff

I.D. # 15700

1719 N. Front St., Harrisburg, PA 17102

(717) 234-4178

WACHOVIA BANK, NATIONAL ASSOCIATION  
F/K/A FIRST UNION NATIONAL BANK, AS  
TRUSTEE FOR PENNSYLVANIA HOUSING  
FINANCE AGENCY,

PLAINTIFF

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IN THE COURT OF COMMON PLEAS  
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CIVIL ACTION LAW

NO. 2003-CV-955

*2003-ED-184*

IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

DATE:

TIME:

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

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

THE LOCATION of your property to be sold is:

**160 BRIARCLIFF ROAD  
BERWICK, PENNSYLVANIA 18603**

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

**No. 2003-CV-955**

**JUDGMENT AMOUNT \$84,677.46**

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

**JAMINE M. READLER**

**A SCHEDULE OF DISTRIBUTION**, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff **(for example, to banks that hold mortgages and municipalities that are owed taxes)** will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

**THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.**

**IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.**

**IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT**

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**



**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR  
TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET  
FREE LEGAL ADVICE:**

Susquehanna Legal Services  
168 East 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(570) 784-8760

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

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

**ALL THAT CERTAIN** piece or parcel of land situate in Park Place Village, Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the southerly side of Briar Cliff Road and at the northwest corner of Lot No. 164; thence south 4 degrees 46 minutes east along line of Lot No. 164 a distance of 167 feet to a point; thence north 71 degrees 29 minutes west a distance of 180 feet to a point in line of Lot No. 161; thence north 18 degrees 31 minutes east along line of Lot No. 161 a distance of 150 feet to the southerly side of Briar Cliff Road; thence along said road south 71 degrees 29 minutes east a distance of 86.58 feet to a point; thence continuing along said road on a curve to the left with a radius of 14 degrees 27 minutes a distance of 27.72 feet to the place of beginning. BEING LOTS NO. 162 and 163 of Section "C" of Park Place Village, Borough of Berwick.

**SUBJECT** to reservations and restrictions in the prior chain of title.

HAVING THEREON ERECTED A dwelling house known as 160 Briarcliff Road, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Claire Hazlett, Ronald C. Eglody and Shirley M. Eglody, be Deed dated 5/18/01 and recorded 6/22/01 as Columbia County Instrument Number 200105906, granted and conveyed unto Jamine M. Readler.

Parcel # 04D-03-076

WACHOVIA BANK, NATIONAL ASSOCIATION  
F/K/A FIRST UNION NATIONAL BANK, AS  
TRUSTEE FOR PENNSYLVANIA HOUSING  
FINANCE AGENCY,

PLAINTIFF

VS.

JAMINE M. READLER,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-955

*2003-ED-184*

IN MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **160 BRIARCLIFF ROAD BERWICK, PENNSYLVANIA 18603:**

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

JAMINE M. READLER  
705 THIRD STREET  
NESCOPECK, PA 18635

2. Name and address of Defendant(s) in the Judgment, if different from that listed. in (1) above: **SAME**

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

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

**PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):**

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

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

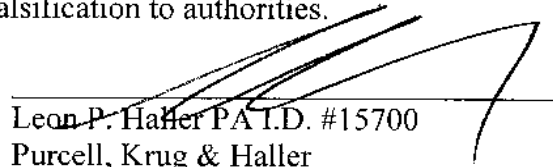
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

Tenant/Occupant  
160 Briarcliff Road  
Berwick, PA 18603

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

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

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



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

DATE: December 24, 2003

WACHOVIA BANK, NATIONAL ASSOCIATION  
F/K/A FIRST UNION NATIONAL BANK, AS  
TRUSTEE FOR PENNSYLVANIA HOUSING  
FINANCE AGENCY,

PLAINTIFF

VS.

JAMINE M. READLER,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-955

*2003-ED-184*

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**COPY**

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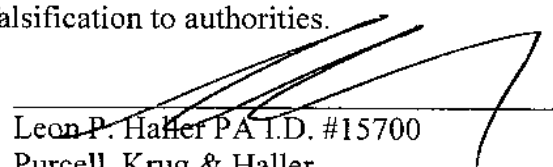
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

Tenant/Occupant  
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Berwick, PA 18603

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

DATE: December 24, 2003

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**SUBJECT** to reservations and restrictions in the prior chain of title.

HAVING THEREON ERECTED A dwelling house known as 160 Briarcliff Road, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Claire Hazlett, Ronald C. Eglody and Shirley M. Eglody, be Deed dated 5/18/01 and recorded 6/22/01 as Columbia County Instrument Number 200105906, granted and conveyed unto Jamine M. Readler.

Parcel # 04D-03-076



**SHERIFF:**

I am submitting documentation necessary to schedule a Sheriffs sale of real estate.

If you require anything further or have any questions as to content or format, please contact the undersigned.

Thank you.

Traci Colm  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
PHONE: (717) 234-4178

Inquiries relating to service should be directed to Mindy Horley.

Inquiries relating to the actual sale should be directed to Sharon Dunn.

08/17/95

PAY  
TO THE  
ORDER  
OF

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

COMMERCE BANK  
60-184-313

85952

CHECK NO.

CHECK DATE

CHECK AMOUNT

10/17/95

10/17/95

10/17/95

10/17/95

10/17/95

10/17/95

10/17/95

VOID AFTER 90 DAYS



⑈085952⑈ ⑈031301846⑈ 51 320931 2⑈

Security Features Included. Details on back.