

Date: 8/27/2003

Columbia County Court of Common Pleas

NO. 0007308

Time: 09:12 AM

Receipt

Page 1 of 1

Received of: Col Co Sheriff Dept.

\$ 10.00

Ten and 00/100 Dollars

Amount

Misc Fee

10.00

Total:

10.00

Check: 1066

Payment Method: Check

Amount Tendered: 10.00

Clerk: TKLINE

Tami Kline, Prothonotary

By: _____
Deputy Clerk

SHERIFF'S SALE

Distribution Sheet

Wachovia Bank, National Association

vs. Christopher L. Schmit and Dawn M. Schmit

NO. 107-2003 JD

DATE OF SALE: June 25, 2003

NO. 40-2003 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) June 25, 2003 and (time) 9:00 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 FNB Bank, N.A. for the price or sum of \$43,962.00 (Forty Three Thousand Nine Hundred Sixty Two 00/100) Dollars. FNB Bank, N.A. 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	\$	<u>43,100.00</u>	
Poundage		<u>862.00</u>	
Transfer Taxes		<u>-0-</u>	
Total Needed to Purchase	\$	<u>43,962.00</u>	
Amount Paid Down		<u>-0-</u>	
Balance Needed to Purchase		<u>43,962.00</u>	

EXPENSES:

Columbia County Sheriff - Costs	\$	<u>422.50</u>	
Poundage		<u>862.00</u>	\$ <u>1,284.50</u>
Newspaper			<u>556.76</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>-0-</u>
State stamps			<u>-0-</u>
Tax Collector (Connie Ginger-Berwick Borough)			<u>311.67</u>
Columbia County Tax Assessment Office			<u>5.00</u>
State Treasurer			<u>140.00</u>
Other: Lien Search Certificate			<u>250.00</u>
Berwick Sewer			<u>254.56</u>
Web Posting			<u>150.00</u>
Notary			<u>12.00</u>
TOTAL EXPENSES:	\$		<u>3,090.99</u>

Total Needed to Purchase	\$	<u>43,962.00</u>
Less Expenses		<u>3,090.99</u>
Net to First Lien Holder		<u>40,871.01</u>
Plus Deposit		<u>1,200.00</u>
Total to First Lien Holder	\$	<u>42,071.01</u>

Sheriff's Office, Bloomsburg, Pa. }

So answers

Harry A. Roadman Jr Sheriff

THIS DOCUMENT HAS AN ANTETICAL WATERMARK PRINTED ON THE BACK. THE FRONT OF THE DOCUMENT HAS A MICRO-PRINT SIGNATURE LINE. ABSENCE OF THESE FEATURES WILL INDICATE A COPY.

FNB Bank, National Association

0313

CASHIER'S CHECK 4106796207

DATE
June 25, 2003

68-35
518

The sum of 45,375.00 is 3800
*****45,375.38*****

PAID TO THE ORDER OF
*****Harry A Roadarmel*****

NAME OF CENTER

ADDRESS
PAYABLE THROUGH BRAT
CHARLESTON, WV

DRAWER, FNB BANK, NATIONAL ASSOCIATION
BY *Harry A. Roadarmel*
AUTHORIZED SIGNATURE

⑆051900353⑆00410 67962073⑈

Tax Notice 2003 County & Municipality

MAKE CHECKS PAYABLE TO:

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

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

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SCHMITT CHRISTOPHER L & DAWN M
232 EAST NINTH STREET
BERWICK PA 18603

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

FOR: COLUMBIA COUNTY

DATE 03/01/2003 BILL NO. 5689

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	19,921	5.646	110.22	112.47	123.72
SINKING		.845	16.49	16.83	18.51
LIGHT		.75	14.64	14.94	15.69
FIRE		1.25	24.40	24.90	26.15
BORO RE		6.1	119.09	121.52	127.60
The discount & penalty have been calculated for your convenience			284.84	290.66	311.67
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

CNTY	TWP	DISCOUNT	PENALTY	PARCEL	LAND	BUILDINGS	TOTAL ASSESSMENT
2%	2%	10%	5%	04A-04-100-00,000	0752 Acres	17,415	19,921
This tax returned to courthouse on: January 1, 2004							
290.66							
5.00							
295.66							
17,415							
19,921							

6/30/03

FILE COPY

Phone: 570-389-5622
Fax: 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Sharon Dunn

From: Chief Deputy Tim Chamberlain

Fax:

Date: August 12, 2003

Phone:

Pages: 2

Re: Schmit Foreclosure

CC:

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

•Comments:

SHERIFF'S SALL

Distribution Sheet

Wachovia Bank, National Association vs. Christopher L. Schmit and Dawn M. Schmit

NO. 107-2003 JD DATE OF SALE: June 25, 2003

NO. 40-2003 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) June 25, 2003 and (time) 9:00 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 FNB Bank, N.A. for the price or sum of \$43,962.00 (Forty Three Thousand Nine Hundred Sixty Two 00/100) Dollars. FNB Bank, N.A. 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	\$ 43,100.00	
Poundage	862.00	
Transfer Taxes	-0-	
Total Needed to Purchase		\$ 43,962.00
Amount Paid Down		-0-
Balance Needed to Purchase		43,962.00

EXPENSES:

Columbia County Sheriff - Costs	\$ 422.50	
Poundage	862.00	\$ 1,284.50
Newspaper		556.76
Printing		-0-
Solicitor		75.00
Columbia County Prothonotary		10.00
Columbia County Recorder of Deeds - Deed copy work		41.50
Realty transfer taxes		-0-
State stamps		-0-
Tax Collector (Connie Gingher-Berwick Borough)		311.67
Columbia County Tax Assessment Office		5.00
State Treasurer		140.00
Other: Lien Search Certificate		250.00
Berwick Sewer		254.56
Web Posting		150.00
Notary		12.00
TOTAL EXPENSES:		\$ 3,090.99

Total Needed to Purchase	\$ 43,962.00
Less Expenses	3,090.99
Net to First Lien Holder	40,871.01
Plus Deposit	1,200.00
Total to First Lien Holder	\$ 42,071.01

Sheriff's Office, Bloomsburg, Pa. }

So answers

Harry A. Roadmanel Jr. Sheriff

SHERIFF'S SALE COST SHEET

Wachovia Bank VS. Christopher & Angela Schmitt
 NO. 40-03 ED NO. 107-03 JD DATE/TIME OF SALE 8-28-03/0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>434.50</u>	

WEB POSTING	63 \$150.00
PRESS ENTERPRISE INC.	69 \$ <u>556.76</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>781.76</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>311.67</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>316.67</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>254.56</u>
WATER 20	\$
TOTAL ***** \$ <u>254.56</u>	

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

TOTAL COSTS (OPENING BID) \$ 1978.99

71 3250.00 FmtB
 72 1148.00 Parcel/Long 4807101

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wachovia Bank vs Christopher & Angela Schmit

NO. 40-03 ED NO. 107-03 JD

DATE/TIME OF SALE: 6-25-03 / 0900

BID PRICE (INCLUDES COST) \$ 43100.00

POUNDAGE - 2% OF BID \$ 862.00

TRANSFER TAX - 2% OF FAIR MKT \$ 1155.38

MISC. COSTS Lien C.A. \$ 2500.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 45515.38

7413-8511

45515.38

PURCHASER(S): Charles Mensch (FNB)

ADDRESS: 354 Mill Street Danville 17021

NAMES(S) ON DEED: FNB Bank, N.A.

PURCHASER(S) SIGNATURE(S): Charles A Mensch

LIEN CERTIFICATE: \$ _____

TOTAL DUE: \$ 45,515.38 45.00

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

LAW OFFICES
PURCELL, KRUG & HALLER

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

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

JOSEPH MESSELY (1970-1992)
 ANTHONY D'AMATO
 OF COUNSEL

HHSHRY
 1099 GOVERNOR ROAD
 (717) 582 3886

DATE: August 11, 2003
 TO: Tim Chamberlain Columbia County
 FROM: SHARON DUNN, TITLE AGENT/MANAGER
 REPORTING TO LEON P. HALLER, ESCROW AGENT
 RE: WACHOVIA BANK VS CHRISTOPHER SCHMIT
 232 EAST NINTH STREET
 COLUMBIA PA
 SHERIFF SALE PROCEEDS

REPLY TO FAX 717 234 1206

This is in response to your inquiry today concerning the third party proceeds. At the time of sale, our client debt was:

Principal	\$35,016.49
Interest from 7/1/02-6/25/03	1,773.90
Accumulated Late Charges	91.80
Late Charges 7/02-6/03	112.20
Inspection fees	206.00
5% Attorney Commission	1,750.82
Escrow Advances	3,414.00

TOTAL DUE \$42,365.21

Do you have a copy of the Proposed Distribution?
 Do we receive our sale advance refund?

Thanks!

TOTAL P.01

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.

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

B. Received by (Printed Name)

Date APR 14 2001

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

70022420000180797930

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-0

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PA Housing Finance Agency
2101 North Front St.
Harrisburg, PA 17105

2. Article Number

(Transfer from service label)

70022420000180797886

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-0

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 40-03
☒ Agent ☒ Addressed
B. Received by (Printed Name) *[Signature]* C. Date of Delivery 4-12-01
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

FNB Bank, N.A.
354 Mill St.
Danville, PA 17821

2. Article Number

(Transfer from service label)

70022410000180797893

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-0

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 40-03
☒ Agent ☒ Addressed
B. Received by (Printed Name) *[Signature]* C. Date of Delivery 4-12-01
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

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

2. Article Number

(Transfer from service label)

70022410000180797947

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-0

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* 40-03
☒ Agent ☒ Addressed
B. Received by (Printed Name) *[Signature]* C. Date of Delivery 4-12-01
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1 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.

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

2. Article Number
(Transfer from service label)

70022420000180797923

PS Form 3811, August 2001

Domestic Return Receipt

2ACR1-03-Z-01

SENDER: COMPLETE THIS SECTION

- Complete items 1 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.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SAU
BUREAU OF COMPLAINTS
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

2. Article Number
(Transfer from service label)

70022420000180797909

PS Form 3811, August 2001

Domestic Return Receipt

2ACR1-03-Z-01

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent
- B. Received by (Printed Name) ☒ Addressed
- C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

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

- 4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent
- B. Received by (Printed Name) ☒ Addressed
- C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

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

- 4. Restricted Delivery? (Extra Fee) ☐ Yes



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
Store Tax Paid	
Book Number	
Page Number	
Date Recorded	

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

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

Name	Telephone Number:
THOMAS C. CLARK, ESQUIRE	Area Code (570) 837-0091
Street Address	City State Zip Code
431 East Main Street, P.O. Box 57, Middleburg, PA	17842

B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document
HARRY A. ROADARMEL SHERIFF OF COLUMBIA COUNTY	FNB BANK NATIONAL ASSOCIATION
Street Address	Street Address
P.O. Box 380	354 Mill Street
City State Zip Code	City State Zip Code
Bloomsburg PA 17815	Danville PA 17821

C PROPERTY LOCATION

Street Address	City/Township, Borough
232 E. Ninth Street	Berwick
County	School District
Columbia	Berwick Area School District
	Tax Parcel Number

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
	+ - 0 -	
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
	X	=

E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
100%	

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Instrument No. 200003123
Mortgage/Book Number _____, Page Number _____
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) Mortgage dated March 31, 2000 from
Christopher L. Schmit and Dawn M. Schmit, husband and wife to FNB Bank, N.A.
to secure \$22,000.00

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

Signature of Correspondent or Responsible Party	Date
Thomas C. Clark	7/3/03

SHERIFF'S SALE- Distribution Sheet

Blackash Bank, NA vs. Christopher L. and Dawn M. Schmitt
 NO. 107-03 JD
 NO. 40-03 ED
 DATE OF SALE: 6-25-03

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) 6-25-03 and (time) 0900, 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 FNB Bank, N.A. for the price or sum of 45,125.38 Dollars. FNB Bank, N.A. 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	\$ <u>43100.00</u>	
Poundage	<u>862.00</u>	
Transfer Taxes	<u>1163.38</u>	
Total Needed to Purchase		\$ <u>45125.38</u>
Amount Paid Down		<u>- 0 -</u>
Balance Needed to Purchase		<u>45125.38</u>

EXPENSES:

Columbia County Sheriff - Costs	\$ <u>422.50</u>	
Poundage	<u>862.00</u>	
Newspaper		\$ <u>1284.50</u>
Printing		<u>556.76</u>
Solicitor		<u>- 0 -</u>
Columbia County Prothonotary		<u>75.00</u>
Columbia County Recorder of Deeds -		<u>10.00</u>
Deed copy work		<u>41.50</u>
Realty transfer taxes		<u>581.69</u>
State stamps		<u>581.69</u>
Tax Collector (<u>Bank Boro. - Connie Grisham</u>)		<u>311.67</u>
Columbia County Tax Assessment Office		<u>5.00</u>
State Treasurer		<u>140.00</u>
Other: <u>Lion Court.</u>		<u>250.00</u>
<u>Sewer</u>		<u>254.56</u>
<u>web posting</u>		<u>150.00</u>
<u>Notary</u>		<u>12.00</u>
TOTAL EXPENSES:		\$ <u>4254.37</u>

Total Needed to Purchase	\$ <u>45125.38</u>
Less Expenses	<u>4254.37</u>
Net to First Lien Holder	<u>40871.01</u>
Plus Deposit	<u>1200.00</u>
Total to First Lien Holder	\$ <u>42071.01</u>

Sheriff's Office, Bloomsburg, Pa.

So answers

Sheriff

LAW OFFICE OF
Thomas C. Clark, P.C.
A PROFESSIONAL CORPORATION
431 EAST MAIN STREET
P.O. BOX 57
MIDDLEBURG, PA 17842-0057
TELEPHONE (570) 837-0091
FAX (570) 837-1360
EMAIL tcclark@ptdprolog.net
July 3, 2003

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

Re: Christopher L. Schmit &
Dawn M. Schmit
232 E. Ninth Street
Berwick, Columbia County

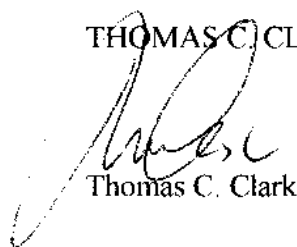
Dear Sheriff Roadarmel:

Enclosed please find the Affidavit of Value for the above referenced property. Please fill in the Tax Parcel Number and the County Assessed Value and Fair Market Value.

Should you have any questions, please feel free to call.

Very truly yours,

THOMAS C. CLARK, P.C.



Thomas C. Clark

TCC:mp

Enc.



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name

THOMAS C. CLARK, ESQUIRE

Telephone Number:

Area Code (570) 837-0091

Street Address

431 East Main Street, P.O. Box 57, Middleburg, PA

City

State

Zip Code

17842

B TRANSFER DATA

Grantor(s)/Lessor(s)

HARRY A. ROADARMEL
SHERIFF OF COLUMBIA COUNTY

Date of Acceptance of Document

Grantee(s)/Lessee(s)

FNB BANK NATIONAL ASSOCIATION

Street Address

P.O. Box 380

Street Address

354 Mill Street

City

Bloomsburg

State

PA

Zip Code

17815

City

Danville

State

PA

Zip Code

17821

C PROPERTY LOCATION

Street Address

232 E. Ninth Street

City/Township, Borough

Berwick

County

Columbia

School District

Berwick Area School District

Tax Parcel Number

D VALUATION DATA

1. Actual Cash Consideration

\$43,100.00

2. Other Consideration

+ - 0 -

3. Total Consideration

= \$43,100.00

4. County Assessed Value

5. Common Level Ratio Factor

x 2.80

6. Fair Market Value

=

E EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Interest Conveyed

2. Check Appropriate Box Below for Exemption Claimed



Will or intestate succession

(Name of Decedent)

(Estate File Number)



Transfer to Industrial Development Agency.



Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)



Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)



Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)



Transfer from mortgagor to a holder of a mortgage in default. Mortgage/Book Number _____, Page Number _____

Instrument No. 200003123



Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)



Statutory corporate consolidation, merger or division. (Attach copy of articles.)



Other (Please explain exemption claimed, if other than listed above.) Mortgage dated March 31, 2000 from Christopher L. Schmit and Dawn M. Schmit, husband and wife to FNB Bank, N.A. to secure \$22,000.00

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

Signature of Correspondent or Responsible Party

Date

7/3/03

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry, Publisher's Assistant. 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 June 4, 11, 18, 2003 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.

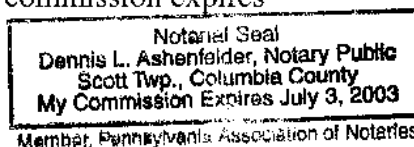
.....Paula J. Barry.....

Sworn and subscribed to before me this 19th day of June 2003.

.....[Signature].....

(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.

.....

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 (1210-1992)
ANTHONY DISANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD
(717) 533-3836

June 4, 2003

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

Re: 2003 CV 0000107 MF WACHOVIA BANK, NATIONAL ASSOCIATION
F/K/A FIRST UNION NATIONAL BANK, AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY vs. CHRISTOPHER L.
SCHMIT & DAWN M. SCHMIT

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,



Leon P. Haller, Esquire

LPH/jcg

Enclosure

WACHOVIA BANK, NATIONAL	:	IN THE COURT OF COMMON PLEAS
ASSOCIATION F/K/A FIRST UNION	:	COLUMBIA COUNTY, PENNSYLVANIA
NATIONAL BANK AS TRUSTEE FOR	:	
PENNSYLVANIA HOUSING FINANCE	:	
AGENCY	:	NO. 2003 CV 0000107 MF
Plaintiff	:	
	:	
vs.	:	
	:	
CHRISTOPHER L. SCHMIT AND DAWN	:	CIVIL ACTION - LAW -
M. SCHMIT	:	IN MORTGAGE FORECLOSURE
Defendants	:	

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on , 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:

Christopher L. Schmit
Maddon Craftsman
Old Berwick Road
Bloomsburg, PA 17815

Christopher L. Schmit
1425 Freas Avenue
Berwick, PA 18603

Dawn M. Schmit
1040 Briar Lane
Berwick, PA 18603

Pennsylvania Housing Finance Agency
2101 North Front Street
Harrisburg, PA 17105

FNB Bank, National Association
354 Mill Street
Danville, PA 17821

Tenant/Occupant
232 East Ninth Street
Berwick, PA 18603

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

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

WACHOVIA BANK, NATIONAL	:	IN THE COURT OF COMMON PLEAS
ASSOCIATION F/K/A FIRST UNION	:	COLUMBIA COUNTY, PENNSYLVANIA
NATIONAL BANK AS TRUSTEE FOR	:	
PENNSYLVANIA HOUSING FINANCE	:	
AGENCY	:	NO. 2003 CV 0000107 MF
Plaintiff	:	
	:	
vs.	:	
	:	
CHRISTOPHER L. SCHMIT AND DAWN	:	CIVIL ACTION - LAW -
M. SCHMIT	:	IN MORTGAGE FORECLOSURE
Defendants	:	

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on February 11, 2004, 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:

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Berwick, PA 18603

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

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

LAW OFFICES
PURCELL, KRUG AND HALLER

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FORECLOSURE DEPT. FAX (717) 234-1206

JOHN W. PURCELL
HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
BRIAN J. TYLER
JILL M. WINEKA

JOSEPH NISSLEY (1910-1982)

ANTHONY OSANTO
OF COUNSEL

HARSHY
1099 GOVERNOR ROAD

(717) 533-3835

NOTICE TO:

Christopher L. Schmit
Haddon Craftsman
Old Berwick Road
Bloomsburg, PA 17815

Christopher L. Schmit
1425 Freas Avenue
Berwick, PA 18603

Dawn M. Schmit
1040 Briar Lane
Berwick, PA 18603

Pennsylvania Housing Finance Agency
2101 North Front Street
Harrisburg, PA 17105

FNB Bank, National Association
354 Mill Street
Danville, PA 17821

Tenant/Occupant
232 East Ninth Street
Berwick, PA 18603

DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 389
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	:	IN THE COURT OF COMMON PLEAS
ASSOCIATION F/K/A FIRST UNION	:	COLUMBIA COUNTY, PENNSYLVANIA
NATIONAL BANK AS TRUSTEE FOR	:	
PENNSYLVANIA HOUSING FINANCE	:	
AGENCY	:	NO. 2003 CV 0000107 MF
Plaintiff	:	
	:	
vs.	:	
	:	
CHRISTOPHER L. SCHMIT AND DAWN	:	CIVIL ACTION - LAW -
M. SCHMIT	:	IN MORTGAGE FORECLOSURE
Defendants	:	

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:

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

DATE: JUNE 25, 2003

TIME: 9:00 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:

232 EAST NINTH STREET
BERWICK
COLUMBIA COUNTY
PENNSYLVANIA

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

2003 CV 0000107 MF

JUDGMENT AMOUNT \$38,039.41

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:

CHRISTOPHER L. SCHMIT AND DAWN M. SCHMIT

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 5TH 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.

A copy of the Writ of Execution is attached hereto.

SHERIFF

ALL THAT CERTAIN piece, parcel and lot of land situate in the Borough of Berwick, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING on the south side of Ninth Street at a corner of Lot No. 48; thence east along Ninth Street a distance of 36 feet to a point; thence south 90-3/4 feet and on a line parallel to line of Lot No. 50 to land now or late of Christeen Evans and I. B. Evans; thence west along land now or late of Christeen Evans and I. B. Evans and parallel with Ninth Street a distance of 36 feet to Lot No. 48; thence north along Lot No. 48 a distance of 90-3/4 feet to the place of beginning. Being part of the northerly half of Lot No. 49 as marked and numbered in the General Plan of M. W. Jackson's addition to the Borough of Berwick.

HAVING THEREON ERECTED A dwelling house known as 232 East Ninth Street, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Ross Hofnagle, Executor of the Estate of Martha J. Hofnagle by Deed dated September 10, 1997 and recorded September 11, 1997 in Columbia County Deed Book Volume 666, page 33, granted and conveyed unto Christopher L. Schmit and Dawn M. Schmit.

Parcel # 04A-04-100

PHFA v. Schmit
Columbia County sale

4/28/03

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:
Christopher L. Schmit
Haddon Craftsman
Old Berwick Road
Bloomsburg, PA 17815

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:
Christopher L. Schmit
1425 Freas Avenue
Berwick, PA 18603

Postmark:

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

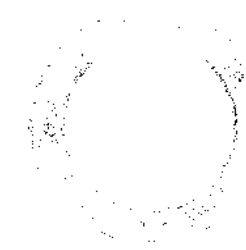
Received from:

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

Postage:

One piece of ordinary mail addressed to:
Dawn M. Schmit
1040 Briar Lane
Berwick, PA 18603

Postmark:



PHFA v. Schmit
Columbia County sale _____

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:
Pennsylvania Housing Finance Agency
2101 North Front Street
Harrisburg, PA 17105

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:
FNB Bank, National Association
354 Mill Street
Danville, PA 17821

Postmark:

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

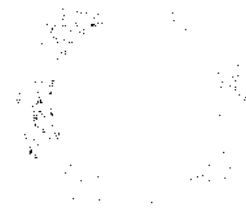
Received from:

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

Postage:

One piece of ordinary mail addressed to:
Tenant/Occupant
232 East Ninth Street
Berwick, PA 18603

Postmark:



PHFA v. Schmit
Columbia County sale

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

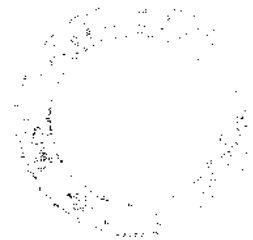
Received from:

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

Postage:

One piece of ordinary mail addressed to:
DOMESTIC RELATIONS OFFICE
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, NA

VS.

CHRISTOPHER SCHMIT
ANGELA SCHMIT

WRIT OF EXECUTION #40 OF 2003 ED

POSTING OF PROPERTY

MAY 22, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF CHRISTOPHER AND ANGELA SCHMIT AT 232 E. 9TH ST. BERWICK,
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY STEVEN HARTZEL.

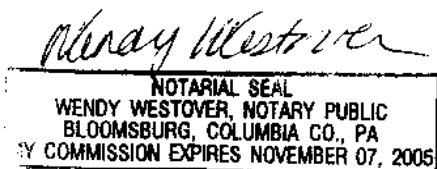
SO ANSWERS:

DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF MAY 2003



HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

Docket # 40ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

CHRISTOPHER L. SCHMIDT
DAWN M. SCHMIDT

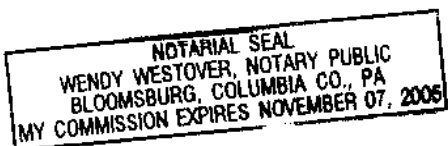
AFFIDAVIT OF SERVICE

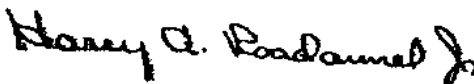
NOW, THIS TUESDAY, APRIL 22, 2003, AT 9:05 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON DAWN M. SCHMIT AT 1040 BRIAR
LANE, BERWICK BY HANDING TO DAWN SCHMIT, , A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, APRIL 22, 2003


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.

X

S. HARTZEL
DEPUTY SHERIFF

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0237

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

VS

Docket # 40ED2003

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

CHRISTOPHER L. SCHMIDT
DAWN M. SCHMIDT

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, APRIL 21, 2003, AT 9:55 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON CHRISTOPHER L. SCHMIDT AT 1425
FREAS AVE., BERWICK BY HANDING TO CHRISTOPHER SCHMIT, , 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 MONDAY, APRIL 21, 2003

NOTARY PUBLIC

Harry A. Roadarmel Jr.

X
SHERIFF HARRY A. ROADARMEL JR.

X
S. HARTZEL
DEPUTY SHERIFF

Tax Notice 2003 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9:30AM - 4PM
 CLOSED WEDNESDAY & HOLIDAYS.
 CLOSED FRIDAY AFTER DISCOUNT

PHONE: 570-752-7442

FOR: COLUMBIA COUNTY		DATE		BILL NO.	
		03/01/2003		5689	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	19,921	5.646	110.22	112.47	123.72
SINKING		.845	16.49	16.83	18.51
LIGHT		.75	14.64	14.94	15.69
FIRE		1.25	24.40	24.90	26.15
BORO RE		6.1	119.09	121.52	127.60
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	284.84 April 30 If paid on or before	311.67 June 30 If paid after
TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED			This tax returned to courthouse on: January 1, 2004		
SCHMIT CHRISTOPHER L & DAWN M 232 EAST NINTH STREET BERWICK PA 18603			FILE COPY		

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

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5612

24 HOUR PHONE
(570) 784-6300

April 11, 2003

COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG, PA 17815

WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A FIRST UNION
NATIONAL BANK AS TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE
AGENCY
VS
CHRISTOPHER L. SCHMIDT
DAWN M. SCHMIDT

DOCKET #40ED2003

JD #107JD2003

Dear Sir:

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

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

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

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#

Christopher L Schmit 6/24/44 190602306

DATE: 5/2/03

REQUESTOR: Sheriff

Print Name

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 Support

Next Due Date

Next Payment Amount

271.55

Date: 5/2/03

BY: [Signature]

TITLE: Asst Srs

Certified from the record
this 2 day of May 2003
Gail K. Jordon

Director Domestic Relations Section

By: [Signature]

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 764-0237

PHONE
(717) 389-5423

24 HOUR PHONE
(717) 764-5388

April 11, 2003

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

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

VS

CHRISTOPHER L. SCHMIDT ✓
DAWN M. SCHMIDT ↘

DOCKET # 40ED2003

JD # 107JD2003

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Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

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:

<u>NAME</u>	<u>DATE OF BIRTH</u>	<u>SOCIAL SECURITY#</u>
<u>Christopher L. Schmidt</u>	<u>6/24/64</u>	<u>190-60-2306</u>

DATE: 4/28/03REQUESTOR: Sheriff
Print Name

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.

<u>Amount of Overdue Support</u>	<u>Next Due Date</u>	<u>Next Payment Amount</u>
<u>331.93</u>	<u> </u>	<u> </u>

Date: 4-28-03BY: Shirley H. Taylor

Certified from the record,
this 28 day of April, 2003
Gail K. Jodon
Director Domestic Relations Section
By: [Signature]

TITLE: Cust. SRS

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/10/2003

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 40ED2003

PLAINTIFF

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

DEFENDANT

CHRISTOPHER L. SCHMIDT
DAWN M. SCHMIDT

PERSON/CORP TO SERVED
DAWN M. SCHMIDT
1040 BRIAR LANE
BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Dawn

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-22 TIME 0905 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
<u>4-21</u>	<u>0948</u>	<u>3H</u>	<u>NO-LZ</u>

DEPUTY

[Signature] DATE 4-22-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/10/2003

SERVICE# 5 - OF - 14 SERVICES
DOCKET # 40ED2003

PLAINTIFF

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

DEFENDANT

CHRISTOPHER L. SCHMIDT
DAWN M. SCHMIDT

PERSON/CORP TO SERVED
TENANT(S)
232 EAST NINTH ST.
BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Pastel House Empty

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-22 TIME 0915 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

4-21 0745 SH NA LC

DEPUTY

DATE

4-22-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/10/2003

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 40ED2003

PLAINTIFF

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

DEFENDANT

CHRISTOPHER L. SCHMIDT
DAWN M. SCHMIDT

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Gail Karp

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-21-3 TIME 1400 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. Lute

DATE 4-21-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/10/2003

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 40ED2003

PLAINTIFF

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

DEFENDANT

CHRISTOPHER L. SCHMIDT
DAWN M. SCHMIDT

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Ashe Star Customer SR

RELATIONSHIP

IDENTIFICATION

DATE

TIME

MILEAGE

OTHER

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

[Signature]
4.21.03

BERWICK AREA JOINT SEWER AUTHORITY

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

April 21, 2003

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

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

VS

**CHRISTOPHER SCHMIDT
DAWN M. SCHMIDT**

DOCKET # 40ED2003

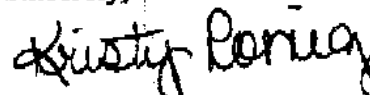
JD# 107JD2003

Dear Harry:

The outstanding balance on sewer account for the property located at 232 East Ninth Street, Berwick, Pennsylvania through June 2003 is \$254.56.

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

Sincerely,



Kristy Romig
Authority Clerk

BERWICK AREA JOINT SEWER AUTHORITY

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

DATE: April 21, 2003

NUMBER OF PAGES
(Including cover page) 2

To: Harry Roadarmel, Jr.
Company: Sheriff of Columbia County
Facsimile: (570) 389-5625 Phone Number: (570) 389-5622

From: Kristy Romig, Authority Clerk
Company: BAJSA

Subject: Sheriff Sale letter

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

KR
Facsimile Operator

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/10/2003

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 40ED2003

PLAINTIFF

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

DEFENDANT

CHRISTOPHER L. SCHMIDT
DAWN M. SCHMIDT

Pass, work Haddon

PERSON/CORP TO SERVED
CHRISTOPHER L. SCHMIDT
1425 FREAS AVE.
BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Chris

RELATIONSHIP

IDENTIFICATION

DATE

4-21

TIME

0955

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

[Signature]

DATE

4-21-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/10/2003

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 40ED2003

PLAINTIFF

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

DEFENDANT

CHRISTOPHER L. SCHMIDT
DAWN M. SCHMIDT

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Posted on Door

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-21 TIME 0948 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

4-21-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 4/10/2003

SERVICE# 7 - OF - 14 SERVICES
 DOCKET # 40ED2003

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

DEFENDANT CHRISTOPHER L. SCHMIDT
 DAWN M. SCHMIDT

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

PAPERS TO SERVED
 WRIT OF EXECUTION - MORTGAGE
 FORECLOSURE

SERVED UPON John Belsky

RELATIONSHIP Authority Manager IDENTIFICATION _____

DATE 4-21 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

[Signature]

DATE 4-21-03

REAL ESTATE OUTLINE

ED # 46-03

DATE RECEIVED 4-10-03
DOCKET AND INDEX 4-11-03
SET FILE FOLDER UP 4-11-03

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE 6
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$~~1,350.00~~ OR 1200.00 ✓ CK# 67212

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

SALE DATE June 25, 2003 TIME 0900
POSTING DATE May 27, 03
ADV. DATES FOR NEWSPAPER
1ST WEEK June 4
2ND WEEK 11
3RD WEEK 18

WACHOVIA BANK, NATIONAL	:	IN THE COURT OF COMMON PLEAS
ASSOCIATION F/K/A FIRST UNION	:	COLUMBIA COUNTY, PENNSYLVANIA
NATIONAL BANK AS TRUSTEE FOR	:	
PENNSYLVANIA HOUSING FINANCE	:	
AGENCY	:	NO. 2003 CV 0000107 MF
Plaintiff	:	
	:	<i>2003-ED-40</i>
vs.	:	
CHRISTOPHER L. SCHMIT AND DAWN	:	CIVIL ACTION - LAW -
M. SCHMIT	:	IN MORTGAGE FORECLOSURE
Defendants	:	

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, a more detailed description of which is attached:

232 East Ninth Street, Berwick, PA 18603

Principal	\$35,016.49
Interest	\$ 1,773.90
(Per diem of \$4.86	
from 7/1/02 to 7/1/03)	
Accumulated late charges	\$ 91.80
Late charges	\$ 112.20
(\$10.20 per month to 7/03)	
Escrow Deficit	\$ 1,605.64
Inspection Fees	\$ 206.00
5% Attorney's Commission	<u>\$ 1,750.82</u>
TOTAL	\$40,556.85**

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

Dated: 4/10/03
(SEAL)

Terri B. Kline
 PROTHONOTARY
 by *Elizabeth A. Brennan*
 DEPUTY

ALL THAT CERTAIN piece, parcel and lot of land situate in the Borough of Berwick, Columbia County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING on the south side of Ninth Street at a corner of Lot No. 48; thence east along Ninth Street a distance of 36 feet to a point; thence south 90-3/4 feet and on a line parallel to line of Lot No. 50 to land now or late of Christeen Evans and I. B. Evans; thence west along land now or late of Christeen Evans and I. B. Evans and parallel with Ninth Street a distance of 36 feet to Lot No. 48; thence north along Lot No. 48 a distance of 90-3/4 feet to the place of beginning. Being part of the northerly half of Lot No. 49 as marked and numbered in the General Plan of M. W. Jackson's addition to the Borough of Berwick.

HAVING THEREON ERECTED A dwelling house known as 232 East Ninth Street, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Ross Hofnagle, Executor of the Estate of Martha J. Hofnagle by Deed dated September 10, 1997 and recorded September 11, 1997 in Columbia County Deed Book Volume 666, page 33, granted and conveyed unto Christopher L. Schmit and Dawn M. Schmit.

Parcel # 04A-04-100

WACHOVIA BANK, NATIONAL	:	IN THE COURT OF COMMON PLEAS
ASSOCIATION F/K/A FIRST UNION	:	COLUMBIA COUNTY, PENNSYLVANIA
NATIONAL BANK AS TRUSTEE FOR	:	
PENNSYLVANIA HOUSING FINANCE	:	
AGENCY	:	NO. 2003 CV 0000107 MF
	:	<i>2003 ED. 40</i>
Plaintiff	:	
	:	
vs.	:	
	:	
CHRISTOPHER L. SCHMIT AND DAWN	:	CIVIL ACTION - LAW -
M. SCHMIT	:	IN MORTGAGE FORECLOSURE
Defendants	:	

AFFIDAVIT PURSUANT TO P.R.C.P. 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 **232 East Ninth Street, Berwick, PA 18603:**

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

Christopher L. Schmit
Haddon Craftsman
Old Berwick Road
Bloomsburg, PA 17815

Christopher L. Schmit
1425 Freas Avenue
Berwick, PA 18603

Dawn M. Schmit
1040 Briar Lane
Berwick, PA 18603

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 appears of record 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):

Pennsylvania Housing Finance Agency
2101 North Front Street
Harrisburg, PA 17105

FNB Bank, National Association
354 Mill Street
Danville, PA 17821

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:

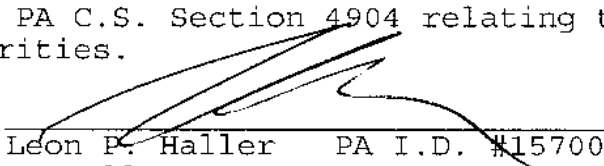
TENANTS IF ANY ...

Tenant/Occupant
232 East Ninth Street
Berwick, PA 18603

DOMESTIC RELATIONS OFFICE
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 I.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: April 8, 2003

4/18/03

TO THE SHERIFF:

I am submitting herewith documentation necessary to schedule a Sheriff's 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:
Barb Villarial.**

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

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

Plaintiff

vs.

CHRISTOPHER L. SCHMIT AND DAWN
M. SCHMIT

Defendants

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA

: NO. 2003 CV 0000107 MF

: *2003-ED-40*

: CIVIL ACTION - LAW -
: 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

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Escrow Deficit	\$ 1,605.64
Inspection Fees	\$ 206.00
5% Attorney's Commission	\$ 1,750.82
TOTAL	\$40,556.85**

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

Dated: 4/10/03

(SEAL)

Tami B. Kline
PROTHONOTARY

by Elizabeth A. Burven

DEPUTY

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Parcel # 04A-04-100

WACHOVIA BANK, NATIONAL : IN THE COURT OF COMMON PLEAS
ASSOCIATION F/K/A FIRST UNION : COLUMBIA COUNTY, PENNSYLVANIA
NATIONAL BANK AS TRUSTEE FOR :
PENNSYLVANIA HOUSING FINANCE :
AGENCY : NO. 2003 CV 0000107 MF
Plaintiff : *2003-ED-40*
vs. :
CHRISTOPHER L. SCHMIT AND DAWN : CIVIL ACTION - LAW -
M. SCHMIT : IN MORTGAGE FORECLOSURE
Defendants

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

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COUNTY OF COLUMBIA :

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TOTAL	\$40,556.85**

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

Dated: 4/10/03

(SEAL)

Fanni B. Rine
PROTHONOTARY
by *Elizabeth A. Brennan*
DEPUTY

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Parcel # 04A-04-100

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Parcel # 04A-04-100

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Parcel # 04A-04-100

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BEGINNING on the south side of Ninth Street at a corner of Lot No. 48; thence east along Ninth Street a distance of 36 feet to a point; thence south 90-3/4 feet and on a line parallel to line of Lot No. 50 to land now or late of Christeen Evans and I. B. Evans; thence west along land now or late of Christeen Evans and I. B. Evans and parallel with Ninth Street a distance of 36 feet to Lot No. 48; thence north along Lot No. 48 a distance of 90-3/4 feet to the place of beginning. Being part of the northerly half of Lot No. 49 as marked and numbered in the General Plan of M. W. Jackson's addition to the Borough of Berwick.

HAVING THEREON ERECTED A dwelling house known as 232 East Ninth Street, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Ross Hofnagle, Executor of the Estate of Martha J. Hofnagle by Deed dated September 10, 1997 and recorded September 11, 1997 in Columbia County Deed Book Volume 666, page 33, granted and conveyed unto Christopher L. Schmit and Dawn M. Schmit.

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Parcel # 04A-04-100

WACHOVIA BANK, NATIONAL : IN THE COURT OF COMMON PLEAS
ASSOCIATION F/K/A FIRST UNION : COLUMBIA COUNTY, PENNSYLVANIA
NATIONAL BANK AS TRUSTEE FOR :
PENNSYLVANIA HOUSING FINANCE :
AGENCY : NO. 2003 CV 0000107 MF
Plaintiff : *2003 ETD-40*
vs. :
CHRISTOPHER L. SCHMIT AND DAWN : CIVIL ACTION - LAW -
M. SCHMIT : IN MORTGAGE FORECLOSURE
Defendants

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, a more detailed description of which is attached:

232 East Ninth Street, Berwick, PA 18603

Principal	\$35,016.49
Interest	\$ 1,773.90
(Per diem of \$4.86	
from 7/1/02 to 7/1/03)	
Accumulated late charges	\$ 91.80
Late charges	\$ 112.20
(\$10.20 per month to 7/03)	
Escrow Deficit	\$ 1,605.64
Inspection Fees	\$ 206.00
5% Attorney's Commission	<u>\$ 1,750.82</u>
TOTAL	\$40,556.85**

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

Dated: 4/10/03
(SEAL)

Fanni B. Kline
PROTHONOTARY
by Elizabeth A. Burren
DEPUTY

ALL THAT CERTAIN piece, parcel and lot of land situate in the Borough of Berwick, Columbia County, Pennsylvania, more particularly bounded and described as follows:

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Parcel # 04A-04-100

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

Plaintiff

vs.

CHRISTOPHER L. SCHMIT AND DAWN
M. SCHMIT

Defendants

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA

: NO. 2003 CV 0000107 MF

: *2003-ED-40*

: CIVIL ACTION - LAW -
: IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO P.R.C.P. 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 232 East Ninth Street, Berwick, PA 18603:

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

Christopher L. Schmit
Haddon Craftsman
Old Berwick Road
Bloomsburg, PA 17815

Christopher L. Schmit
1425 Freas Avenue
Berwick, PA 18603

Dawn M. Schmit
1040 Briar Lane
Berwick, PA 18603

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 appears of record 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):

Pennsylvania Housing Finance Agency
2101 North Front Street
Harrisburg, PA 17105

FNB Bank, National Association
354 Mill Street
Danville, PA 17821

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:

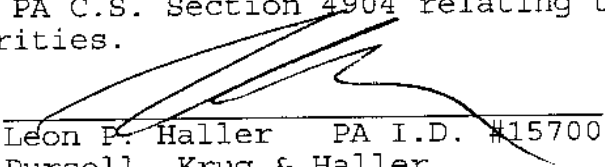
TENANTS IF ANY ...

Tenant/Occupant
232 East Ninth Street
Berwick, PA 18603

DOMESTIC RELATIONS OFFICE
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 I.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: April 8, 2003

WACHOVIA BANK, NATIONAL	:	IN THE COURT OF COMMON PLEAS
ASSOCIATION F/K/A FIRST UNION	:	COLUMBIA COUNTY, PENNSYLVANIA
NATIONAL BANK AS TRUSTEE FOR	:	
PENNSYLVANIA HOUSING FINANCE	:	
AGENCY	:	NO. 2003 CV 0000107 MF
Plaintiff	:	<i>2003-ED-40</i>
	:	
vs.	:	
	:	
CHRISTOPHER L. SCHMIT AND DAWN	:	CIVIL ACTION - LAW -
M. SCHMIT	:	IN MORTGAGE FORECLOSURE
Defendants	:	

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

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:

**232 EAST NINTH STREET
 BERWICK
 COLUMBIA COUNTY
 PENNSYLVANIA**

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

2003 CV 0000107 MF

JUDGMENT AMOUNT \$38,039.41

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property is:

CHRISTOPHER L. SCHMIT AND DAWN M. SCHMIT

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 5TH 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.

A copy of the Writ of Execution is attached hereto.

SHERIFF

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Parcel # 04A-04-100

TO THE SHERIFF OF COLUMBLA COUNTY:

ORDER FOR SERVICE

DATE: April 8, 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.

CHRISTOPHER L. SCHMIT AND DAWN M. SCHMIT

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

SERVICE TO BE MADE ON DEFENDANT: CHRISTOPHER L. SCHMIT

**ADDRESS FOR "PERSONAL SERVICE": HADDON CRAFTSMAN, OLD BERWICK
ROAD, BLOOMSBURG, PA 17815**

***Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff***

TO THE SHERIFF OF COLUMBIA COUNTY:

ORDER FOR SERVICE

DATE: April 8, 2003

FROM:

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vs.

CHRISTOPHER L. SCHMIT AND DAWN M. SCHMIT

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

SERVICE TO BE MADE ON DEFENDANT: CHRISTOPHER L. SCHMIT

**ADDRESS FOR "PERSONAL SERVICE": 1425 FREAS AVENUE, BERWICK, PA
18603**

**Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff**

TO THE SHERIFF OF COLUMBIA COUNTY:

ORDER FOR SERVICE

DATE: April 8, 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.

CHRISTOPHER L. SCHMIT AND DAWN M. SCHMIT

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

SERVICE TO BE MADE ON DEFENDANT: DAWN M. SCHMIT

ADDRESS FOR "PERSONAL SERVICE": 1040 BRIAR LANE, BERWICK, PA 18603

**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.

Defendants: **CHRISTOPHER L. SCHMIT AND DAWN M. SCHMIT**

Filed to **No. 2003-CV-0000107 MF**

INSTRUCTIONS

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

232 EAST NINTH STREET, BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

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

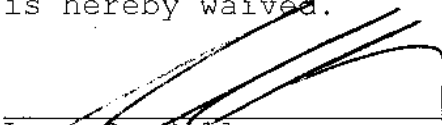
CHRISTOPHER L. SCHMIT: HADDON CRAFTSMAN, OLD BERWICK ROAD, BLOOMSBURG, PA 17815 AND 1425 FREAS AVENUE, BERWICK, PA 18603

DAWN M. SCHMIT: 1040 BRIAR LANE, BERWICK, PA 18603

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, April 8, 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

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

COMMERCE BANK
60-184-313

67212

CHECK NO. CHECK DATE

067212 05/12/2005

CHECK AMOUNT

*****1,200.00

ONE THOUSAND TWO HUNDRED AND 00/100 DOLLARS*****

PAY
TO THE
ORDER
OF

SHERIFF OF COLUMBIA COUNTY

VOID AFTER 60 DAYS

⑈067212⑈ ⑆031301846⑆ 51 320931 2⑈

Security Features Included. Details on back.

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