

SHERIFF'S SALE COST SHEET

Consoco Fin. Cen. Ass. vs. Robert + Shelli Prueitt
 NO. 44-03 ED NO. 1347-02 JD DATE/TIME OF SALE 7-9-03/0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</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>429.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>672.68</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>897.68</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>248.85</u>
SCHOOL DIST. 20	\$ <u>489.46</u>
DELINQUENT 20	\$ <u>864.51</u>
TOTAL ***** \$ <u>1602.82</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>616.60</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>616.60</u>	

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

TOTAL COSTS (OPENING BID) \$ 3738.10

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

Conseco Fin. Con. Dis. vs Robert & Sherri Mueritt

NO. 44-03 ED NO. 1347-02 JD

DATE/TIME OF SALE: 7-9-03 / 0900

BID PRICE (INCLUDES COST) \$ 3738,10

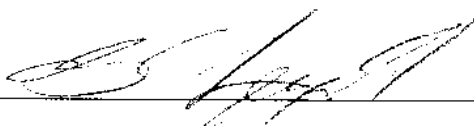
POUNDAGE - 2% OF BID \$ 74,76

TRANSFER TAX - 2% OF FAIR MKT \$ -0-

LIEN CERTIFICATE \$ -0-

MISC. COSTS \$ -0-

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3812,86

PURCHASER(S): 

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 3812,86

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2462,86

THE LAW
Offices of

1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966

GREGORY JAVARDIAN

Phone: (215) 942-9690
Fax: (215) 942-9695

July 15, 2003

Sheriff's Office of Columbia County
P.O. Box 380
Bloomsburg, PA 17815

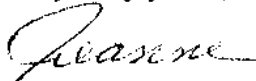
RE: PRUEITT, Paul & Sherri
1219 W. Front Street
Berwick, PA
SALE: 7/9/03
No. 2002-CV-1347

Dear Sir/Madam:

Enclosed please find the Realty transfer affidavits with regards to the above case.
Kindly have the sheriff's deed placed into CONSECO FINANCE CONSUMER
DISCOUNT COMPANY, whose address is 7360 So. Kyrene Rd., Tempe, AZ 85283.

If you should have any questions, please feel free to contact me.

Very truly yours,



Jeanne Hesser

For The Law Office of Gregory Javardian

/jh

Enclosures

2003 JUL 15

2003 JUL 15

2003 JUL 15



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
POST OFFICE BOX 8910
HARRISBURG, PA 17105-8910

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

Law office of Gregory Javardian

Telephone Number:

Street Address

1310 Industrial Boulevard, Suite 101, 1st Floor, Southampton, PA

Area Code (215) 942-9690

State

Zip Code

18966

B TRANSFER DATA

Grantor(s)/Lessor(s)

Sheriff of Columbia County

Date of Acceptance of Document

Grantee(s)/Lessee(s)

Conseco Finance Consumer Discount Company

Street Address

P.O. Box 380

Street Address

7360 S. Kyrene Road

City

State

Zip Code

Bloomsburg

PA

17815

City

Tempe

AZ

State

85283

Zip Code

C PROPERTY LOCATION

Street Address

1219 W. Front Street

City, Township, Borough
Berwick

County

Columbia

School District

Tax Parcel Number

04D-08-054

D VALUATION DATA

1. Actual Cash Consideration

\$3,738.10

2. Other Consideration

+ 0.00

3. Total Consideration

= \$3,738.10

4. County Assessed Value

\$15,906.00

5. Common Level Ratio Factor

x 2.92

6. Fair Market Value

= \$46,445.52

E EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

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 agent or straw party. (Attach copy of agency/straw party agreement).

☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$

☐ Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).

☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200000109, Page Number

Recorded 1/4/2000

☐ Corrective deed (Attach copy of the prior deed).

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

☐ Other (Please explain exemption claimed, if other than listed above.)

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

7/15/03

(SEE REVERSE)

16274

THE LAW OFFICES OF GREGORY JAVARDIAN

ESCROW ACCOUNT
1310 INDUSTRIAL BLVD., SUITE 101
SOUTHAMPTON, PA 18966

FIRSTTRUST BANK
3-7380-2360

7/16/2003

PAY TO THE
ORDER OF Sheriff

\$ 2,462.86

Two Thousand Four Hundred Sixty-Two and 86/100***** DOLLARS

MEMO CONSECO VS. PRUEITZ, P.

⑈016274⑈ ⑆23607380⑆ 70 1603763⑈

Gregory Javardian

MP

Security Features Included.



Details on back.

THE LAW
Offices of

1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966

GREGORY JAVARDIAN

Phone: (215) 942-9690
Fax: (215) 942-9695

July 16, 2003

Sheriff's Office
Columbia County
Courthouse, P.O. Box 380
Bloomsburg, PA 17815

Attention: Tim

Re: CONSECO FINANCE CONSUMER DISCOUNT COMPANY
v. PAUL ROBERT PRUEITT and SHERRI DAWN PRUEITT
No. 2002-CV-1347
Premises: 1219 W. FRONT STREET, BERWICK, PA 18603

Dear Tim:

Enclosed please find a check in the amount of \$2,462.86, which represents settlement with your office, relative to the above matter.

Please note transfer tax affidavits were sent under separate cover.

Should you have any questions or need additional information, feel free to contact me.

Very truly yours,



Marie Keen for
Law Offices of Gregory Javardian

/mk
enclosures

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, Associate Publisher, 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 18, 25; July 2, 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.

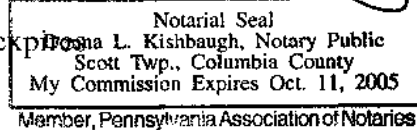
Paul R. Eyerly IV

Sworn and subscribed to before me this 3rd day of July, 2003.

Donna L. Kishbaugh

(Notary Public)

My commission expires Oct. 11, 2005



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.

.....

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.

CONSECO FINANCE CONSUMER
DISCOUNT COMPANY

VS.

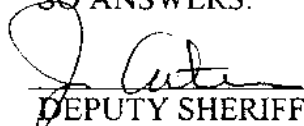
PAUL AND SHERRI PRUEITT

WRIT OF EXECUTION #44 OF 2003 ED

POSTING OF PROPERTY

JUNE 3, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF PAUL AND SHERRI PRUEITT AT 1219 WEST FRONT ST. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF J. ARTER.


SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 3RD DAY OF JUNE 2003


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

April 24, 2003

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): PAUL ROBERT PRUEITT and SHERRI DAWN PRUEITT

PLAINTIFF/SELLER: CONSECO FINANCE CONSUMER DISCOUNT COMPANY

DEFENDANT(S): PAUL ROBERT PRUEITT and SHERRI DAWN PRUEITT

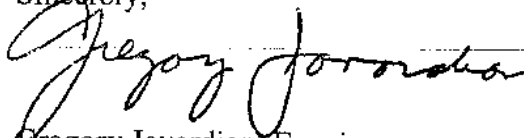
PROPERTY: 1219 W. FRONT STREET
BERWICK, PA 18603

COLUMBIA C.C.P. NO. 2002-CV-1347

The above captioned property is scheduled to be sold at Sheriff's Sale on JULY 9 2003 at 9:00 A.M., in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815. You may hold a judgment on the property, which may be extinguished by the sale. You may wish to attend the Sheriff's Sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Sincerely,



Gregory Javardian, Esquire
Law Offices of Gregory Javardian
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690

RECEIVED
COLUMBIA COUNTY
APR 28 PM 10 56

Tax Notice 2003 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingham
 1615 Lincoln Avenue
 Berwick PA 18603

DURS: 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

PRUEITT PAUL R & SHERRI D
 1219 WEST FRONT ST
 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		BILL NO.	
				03/01/2003		5427	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY		
GENERAL SINKING LIGHT FIRE BORO RE	15,906	5.646 .845 .75 1.25 6.1	88.01 13.17 11.69 19.48 95.09	89.81 13.44 11.93 19.88 97.03	98.79 14.78 12.53 20.87 101.88		
The discount & penalty have been calculated for your convenience				227.44	232.09	248.85	
PAY THIS AMOUNT				April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after	
CNTY 2% TWP 2% Discount 2% Penalty 10% PARCEL: 04D-08-054-00,000 1219 W FRONT ST .1839 Acres Land 3,204 Buildings 12,702 Total Assessment 15,906				This tax returned to courthouse on: January 1, 2004			

FILE COPY

BERWICK AREA JOINT SEWER AUTHORITY

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

June 5, 2003

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

RE: CONSECO FINANCE CONSUMER DISCOUNT COMPANY

VS

**PAUL ROBERT PRUEITT
SHERRI DAWN PRUEITT**

DOCKET # 44ED2003

JD# 1347JD2002

Dear Harry:

This is a revised letter from my original letter dated April 22, 2003, regarding the above referenced person(s). The outstanding balance on sewer account for the property located at 1219 West Front Street, Berwick, Pennsylvania through July 2003 is \$616.60. The account balance through this timeframe is \$440.60, plus \$116.00 to satisfy Hen No. 352 M.L.D. 2002, plus \$60.00 for water off/on fee.

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

Sincerely,



Kristy Romig
Authority Clerk

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

CONSECO FINANCE CONSUMER
DISCOUNT COMPANY

VS

PAUL ROBERT PRUEITT
SHERRI DAWN PRUEITT

44ED2003

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

NOW, MONDAY, APRIL 21, 2003, I, HON. HARRY A. ROADARMEL JR. 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, SHERRI DAWN PRUEITT, AT 411 WORCHESTER ST., NESCOPECK, PA

Harry A. Roadarmel Jr.

HARRY A. ROADARMEL, SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

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

CONSECO FINANCE CONSUMER
DISCOUNT COMPANY

VS

PAUL ROBERT PRUEITT
SHERRI DAWN PRUEITT

44ED2003

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

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Harry A. Roadarmel Jr.

HARRY A. ROADARMEL, SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

Luzerne County Sheriff's Department
Luzerne County Courthouse



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

COLUMBIA COUNTY

2003-ED-44

CONSECO FINANCE CONSUMER DISCOUNT
COMPANY

VS

PAUL ROBERT PRUEITT, ET UX

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 FRIDAY the 25TH day of APRIL 03 at 6:40 PM, prevailing time, he served the within WRIT OF EXECUTION, NOTICE OF SHERIFF'S SALE OF REAL PROPERTY & DESCRIPTION

upon PAUL ROBERT PRUEITT
the within named, by handing to SHERRI PRUEITT an adult member of the household, whose relationship to the within named is that of HIS WIFE at HIS RESIDENCE, 411 WORCHESTER 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

this 7TH day of MAY 20 03

John A. Moran

Prothonotary

Barry L. Stankus

Sheriff of Luzerne County

by Mark Senczakowicz

Deputy Sheriff of Luzerne County, Pennsylvania

Luzerne County Sheriff's Department
Luzerne County Courthouse



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

COLUMBIA COUNTY

2003-ED-44

CONSECO FINANCE CONSUMER DISCOUNT
COMPANY

VS

PAUL ROBERT PRUEITT, ET UX

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 FRIDAY the 25TH day of APRIL 20 03 at 6:40 P. M., prevailing time, he served the within WRIT OF EXECUTION,

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY & DESCRIPTION

upon SHERRI PRUEITT

the within named, by handing to HER personally, at HER RESIDENCE, 411 WORCHESTER 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

A handwritten signature in black ink, appearing to be "B. L. Stankus", written over a horizontal line.

Sheriff of Luzerne County

this 7TH day of MAY 20 03

A handwritten signature in black ink, appearing to be "John A. Moran", written over a horizontal line.

Prothonotary of Luzerne County

by

A large, stylized handwritten signature in black ink, written over a horizontal line.

Deputy Sheriff of Luzerne County, Pennsylvania

LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966
(215) 942-9690

CONSECO FINANCE CONSUMER
DISCOUNT COMPANY

vs.

PAUL ROBERT PRUEITT
SHERRI DAWN PRUEITT

COURT OF COMMON PLEAS

COLUMBIA COUNTY

No.: 2002-CV-1347

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

I hereby certify that I have sent copies of the Notice of Sheriff Sale to the Defendants' certified and regular United States mail and all lien holders or judgment creditors of record as required by Pa.R.C.P. by first class United States mail, postage prepaid, on the date set forth below.
(See attached Exhibit "A").

Columbia County Domestic Relations
P.O. Box 380
Bloomsburg, PA 17815

PAUL ROBERT PRUEITT
411 WORCHESTER STREET
NESCOPECK, PA 18635

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

SHERRI DAWN PRUEITT
411 WORCHESTER STREET
NESCOPECK, PA 18635

Dept. of Public Assistance
27 E. 7th Street, P.O. Box 628
Bloomsburg, PA 17815-9974

Tenants/Occupants
1219 W. FRONT STREET
BERWICK, PA 18603

HEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
COMPLAINANCE
TECHNICAL SUPPORT SECTION
NT 281230
G, PA 17128-1230

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Signature
[Signature]
2. Received by (Printed Name)
[Signature]
3. Date of Delivery
APR 22 2003
4. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION
1. Signature
[Signature]
2. Received by (Printed Name)
[Signature]
3. Date of Delivery
APR 22 2003
4. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

COMPLETE THIS SECTION
1. Signature
[Signature]
2. Received by (Printed Name)
[Signature]
3. Date of Delivery
APR 22 2003
4. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

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)

7002 2410 0001 8079 8494

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-0

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Commonwealth of PA
POBox 2675
Harrisburg, PA 17105

2. Article Number
(Transfer from service label)

7002 2410 0001 8079 8463

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-0

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 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.

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

2. Article Number
(Transfer from service label)

7002 2410 0001 8079 8500

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-Z-0

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
[Signature]
B. Received by (Printed Name)
[Signature]
C. Date of Delivery
APR 22 2003
D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
[Signature]
B. Received by (Printed Name)
[Signature]
C. Date of Delivery
APR 22 2003
D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes


COMPLETE THIS SECTION ON DELIVERY

- A. Signature
[Signature]
B. Received by (Printed Name)
[Signature]
C. Date of Delivery
APR 22 2003
D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

PA Department of Public Welfare
Bureau of Child Support Enforcement
Health and Welfare Building – Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

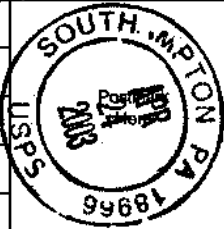
Dated: 4/24/03



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

7002 3150 0004 2380 7738

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent To	
PAUL ROBERT PRUEITT	
Street, Apt. No., or PO Box No. 411 WORCESTER STREET	
City, State, ZIP+4 NESCOPECK, PA 18635	

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0004 2380 7721

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

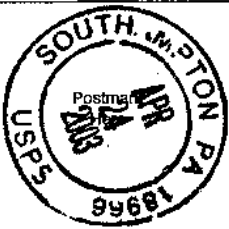


Sent To	
SHERRI DAWN PRUEITT	
Street, Apt. No., or PO Box No. 411 WORCHESTER STREET	
City, State, ZIP+4 NESCOPECK, PA 18635	

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0004 2380 7745

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent To	
TENANTS/OCCUPANTS	
Street, Apt. No., or PO Box No. 1219 W. FRONT STREET	
City, State, ZIP+4 BERWICK, PA 18603	

PS Form 3800, June 2002 See Reverse for Instructions

Name and Address of Sender

**LAW OFFICES OF
GREGORY JAVARDIAN
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966**

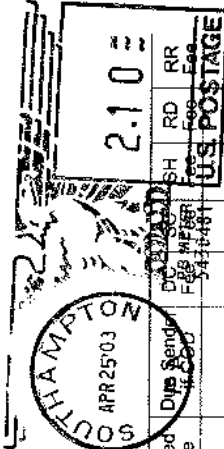
Article Number

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Registered
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
- ☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp Here

(If issued as a certificate of mailing, or for additional copies of this bill)
Postmark and Date of Receipt



Addressee (Name, Street, City, State, & ZIP Code)

COLUMBIA COUNTY DOMESTIC RELATIONS

P.O. BOX 380

BLOOMSBURG, PA 17815

COLUMBIA COUNTY TAX CLAIM BUREAU

P.O. BOX 380

BLOOMSBURG, PA 17815

DEPT. OF PUBLIC ASSISTANCE

27 E. 7TH STREET, P.O. BOX 628

BLOOMSBURG, PA 17815-9974

TENANTS/OCCUPANTS

1219 W. FRONT STREET

BERWICK, PA 18603

PAUL ROBERT PRUEITT

411 WORCHESTER STREET

NESCOPECK, PA 18635

SHERRI DAWN PRUEITT

411 WORCHESTER STREET

NESCOPECK, PA 18635

PA DEPARTMENT OF PUBLIC WELFARE

BUREAU OF CHILD SUPPORT ENFORCEMENT

HEALTH AND WELFARE BUILDING - ROOM 432

P.O. BOX 2675

HARRISBURG, PA 17105-2675

Total Number of Pieces Listed by Sender

Postmaster, Per (Name of receiving employee)

Postage

Fee

Handling Charge

Actual Value if Registered

Insured Value

Days Sent

Postmark

Postage

RR Fee

Postage

1.

RE: PRUEITT, PAUL ROBERT

2.

3.

4.

5.

6.

7.

8.

Return Receipt

Restricted Delivery

Signature Confirmation

Delivery Confirmation

See Privacy Act Statement on Reverse

April 24, 2003

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): PAUL ROBERT PRUEITT and SHERRI DAWN PRUEITT

PLAINTIFF/SELLER: CONSECO FINANCE CONSUMER DISCOUNT COMPANY

DEFENDANT(S): PAUL ROBERT PRUEITT and SHERRI DAWN PRUEITT

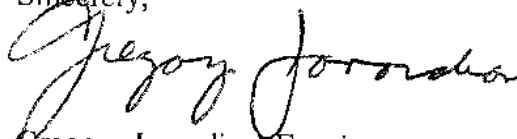
PROPERTY: 1219 W. FRONT STREET
BERWICK, PA 18603

COLUMBIA C.C.P. NO. 2002-CV-1347

The above captioned property is scheduled to be sold at Sheriff's Sale on JULY 9 2003 at 9:00 A.M., in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815. You may hold a judgment on the property, which may be extinguished by the sale. You may wish to attend the Sheriff's Sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Sincerely,



Gregory Javardian, Esquire
Law Offices of Gregory Javardian
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690

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

April 22, 2003

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

RE: CONSECO FINANCE CONSUMER DISCOUNT COMPANY

VS

PAUL ROBERT PRUEITT
SHERRI DAWN PRUEITT

DOCKET # 44ED2003

JD# 1347JD2002

Dear Harry:

The outstanding balance on sewer account for the property located at 1219 West Front Street, Berwick, Pennsylvania through July 2003 is \$556.00. The account balance through this timeframe is \$440.00, plus \$116.00 to satisfy Lien No. 332 M.L.D. 2002.

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

Sincerely,

Kristy Romig
Authority Clerk

BERWICK AREA JOINT
SEWER AUTHORITY,

VS.

PAUL PRUEITT
1219 WEST FRONT STREET
BERWICK, PA 18603

IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH

NO. 352 M.L.D. 2002

The Berwick Area Joint Sewer Authority hereby files a claim and lien or judgment against PAUL PRUEITT and all THAT CERTAIN LOT or piece of ground situate at 1219 WEST FRONT STREET, BERWICK, PA 18603 in the Borough of Berwick, County of Columbia and State of Pennsylvania, for sewer rental, duly rated and assessed upon said property, and registered for nonpayment according to law, together with interest and penalties and other charges lawfully due thereon as follows, to wit:

Sewer rental	\$	240.00
Filing costs		<u>19.00</u>
Total	\$	259.00

All together being the sum of TWO HUNDRED FIFTY-NINE & 00/100 (\$259.00) DOLLARS with interest from the date of filing, which is claimed as a lien against said premises; said sewer rental was authorized and directed to be levied by Resolution of the Berwick Area Joint Sewer Authority.

DICKSON, GORDNER AND McDONALD

BY: Anthony J. McDonald

Anthony J. McDonald, Esquire
208 East Second Street
Berwick, PA 18603
(570) 759-9814

Date: October 22, 2002

FILED
NOTARIAL
NOV - 1 P 12:46
CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA PA

THE LAW
Offices of

1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966

GREGORY JAVARDIAN

Phone: (215) 942-9690
Fax: (215) 942-9695

April 24, 2003

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

ATTENTION: WENDY

Re: CONSECO FINANCE CONSUMER DISCOUNT COMPANY
v. PAUL ROBERT PRUEITT and SHERRI DAWN PRUEITT
No. 2002-CV-1347
Premises: 1219 W. FRONT STREET, BERWICK, PA 18603

Dear Wendy:

This letter is to confirm our telephone conversation of today, wherein you advised that the above referenced property is scheduled for Sheriff's Sale on **Wednesday, July 9, 2003, at 9:00 a.m.**

Should you have any questions or need additional information, feel free to contact me.

Very truly yours,



Marie Keen for
GREGORY JAVARDIAN

/mk

VIA TELECOPY (570) 389-5625 AND REGULAR MAIL

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/15/2003

SERVICE# 3 - OF - 14 SERVICES
DOCKET # 44ED2003

PLAINTIFF CONSECO FINANCE CONSUMER DISCOUNT COMPANY

DEFENDANT PAUL ROBERT PRUEITT
SHERRI DAWN PRUEITT

PERSON/CORP TO SERVED
DEPT. OF PUBLIC ASSISTANCE
27 E. 7TH ST.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Sherr Dawn Prueitt

RELATIONSHIP Secretary IDENTIFICATION _____

DATE 04/23/03 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

Miller DATE 04/23/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/15/2003

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 44ED2003

PLAINTIFF CONSECO FINANCE CONSUMER DISCOUNT COMPANY

DEFENDANT PAUL ROBERT PRUEITT
SHERRI DAWN PRUEITT

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

SERVED UPON Leslie Levan

RELATIONSHIP D.R.O. IDENTIFICATION _____

DATE 04/23/03 TIME 0956 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 Milbrad DATE 04/23/03

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

April 21, 2003

COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG, PA 17815

CONSECO FINANCE CONSUMER DISCOUNT COMPANY
VS
PAUL ROBERT PRUEITT
SHERRI DAWN PRUEITT

DOCKET #44ED2003

JD #1347JD2002

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 4/15/2003

SERVICE# 5 - OF - 14 SERVICES
 DOCKET # 44ED2003

PLAINTIFF CONSECO FINANCE CONSUMER DISCOUNT COMPANY

DEFENDANT PAUL ROBERT PRUEITT
 SHERRI DAWN PRUEITT

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
1219 W. FRONT ST.	FORECLOSURE
BERWICK	

SERVED UPON Postcard

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-22 TIME 1:05 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
DEPUTY				DATE <u>4-22-03</u>

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/15/2003

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 44ED2003

PLAINTIFF CONSECO FINANCE CONSUMER DISCOUNT COMPANY
DEFENDANT PAUL ROBERT PRUEITT
SHERRI DAWN PRUEITT

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Postcard

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4.22 TIME 0900 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) _____

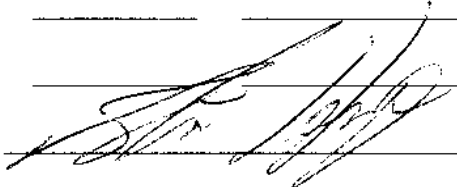
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE

4.22.03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/15/2003

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 44ED2003

PLAINTIFF CONSECO FINANCE CONSUMER DISCOUNT COMPANY

DEFENDANT PAUL ROBERT PRUEITT
SHERRI DAWN PRUEITT

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

SERVED UPON Kristy Roring

RELATIONSHIP Authority Clerk IDENTIFICATION _____

DATE 4.22 TIME 2:15 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

4.22.03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/15/2003

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 44ED2003

PLAINTIFF CONSECO FINANCE CONSUMER DISCOUNT COMPANY

DEFENDANT PAUL ROBERT PRUEITT
SHERRI DAWN PRUEITT

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Gail Kipp

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-21-03 TIME 1530 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 TC DATE _____

REAL ESTATE OUTLINE

ED # 44-03

DATE RECEIVED 4-15-03
DOCKET AND INDEX 4-21-03
SET FILE FOLDER UP 4-21-03

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 1-1964

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

SALE DATE July 9 2005 TIME 0700
POSTING DATE June 3, 2005
ADV. DATES FOR NEWSPAPER
1ST WEEK 6-18-05
2ND WEEK 24
3RD WEEK 7-07

SHERIFF'S SALE

WEDNESDAY JULY 9, 2003 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 44 OF 2003 ED AND CIVIL WRIT NO. 1347 OF 2002 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN lot, piece or parcel of land situate on the northerly side of West Front Street in the Borough of Berwick, (formerly West Berwick), County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwesterly corner of Lot No. 38 on West Front Street aforesaid; thence along West Front Street north eighty-seven (87) degrees ten (10) minutes west a distance of forty-five (45) feet to the southeasterly corner of Lot No. 40; thence along line of Lot No. 40 north two (2) degrees fifty (50) minutes west a distance of one hundred seventy-eight (178) feet to Sohley Alley; thence by said alley north eighty-seven (87) degrees ten (10) minutes east a distance of forty-five (45) feet to the corner of Lot No. 38 aforesaid; thence by the same south two (2) degrees fifty (50) minutes east a distance of one hundred seventy-eight (178) feet to the place of beginning.

BEING Lot No.39 as marked and designated on the plot or plan of D.A. Michael's Addition to the Borough of Berwick, (formerly West Berwick).

BEING known as 1219 West Front Street, Berwick, PA 18603.

PARCEL No.040-08-054.

BEING THE SAME PREMISES which Paul M. Prueitt and Janice L. Prueitt, his wife, by Deed dated October 28, 1994 and recorded October 31, 1994 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 582, Page 876 granted and conveyed unto Paul Robert Prueitt and Sherri Dawn Prueitt, his wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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
Gregory Javardian
1310 Industrial Blvd
Southampton, PA 18966

Sheriff of Columbia County
Harry A. Roadarmel, Jr.
www.sheriffcolumbiacounty.com

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

**CONSECO FINANCE CONSUMER
DISCOUNT COMPANY**

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

vs.

NO.: 2002-CV-1347

2003-ED-44

**PAUL ROBERT PRUEITT
SHERRI DAWN PRUEITT**

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

Premises: 1219 W. FRONT STREET, BERWICK, PA 18603.

(See legal description attached.)

Amount Due \$94,411.10

Interest from 1/24/03 to \$
Date of Sale (\$15.51 per diem)

Total \$ Plus Cost \$

as endorsed.

Tommi B. Kline *4AB*
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Dated 4/15/03
(Seal)

ALL THAT CERTAIN lot, piece or parcel of land situate on the northerly side of West Front Street in the Borough of Berwick, (formerly West Berwick), County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwesterly corner of Lot No. 38 on West Front Street aforesaid; thence along West Front Street north eighty-seven (87) degrees ten (10) minutes west a distance of forty-five (45) feet to the southeasterly corner of Lot No. 40; thence along line of Lot No. 40 north two (2) degrees fifty (50) minutes west a distance of one hundred seventy-eight (178) feet to Sohley Alley; thence by said alley north eighty-seven (87) degrees ten (10) minutes east a distance of forty-five (45) feet to the corner of Lot No. 38 aforesaid; thence by the same south two (2) degrees fifty (50) minutes east a distance of one hundred seventy-eight (178) feet to the place of beginning.

BEING Lot No. 39 as marked and designated on the plot or plan of D.A. Michael's Addition to the Borough of Berwick, (formerly West Berwick).

BEING known as 1219 West Front Street, Berwick, PA 18603.

PARCEL No. 040-08-054.

BEING THE SAME PREMISES which Paul M. Prueitt and Janice L. Prueitt, his wife, by Deed dated October 28, 1994 and recorded October 31, 1994 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 582, Page 876 granted and conveyed unto Paul Robert Prucitt and Sherri Dawn Prucitt, his wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

CONSECO FINANCE CONSUMER
DISCOUNT COMPANY

COURT OF COMMON PLEAS

COLUMBIA COUNTY

vs.

No.: 2002-CV-1347

2003-ED-44

PAUL ROBERT PRUEITT
SHERRI DAWN PRUEITT

AFFIDAVIT PURSUANT TO RULE 3129.1

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 1219 W. FRONT STREET, BERWICK, PA 18603:

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

Name

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

PAUL ROBERT PRUEITT

411 WORCHESTER STREET
NESCOPECK, PA 18635

SHERRI DAWN PRUEITT

411 WORCHESTER STREET
NESCOPECK, PA 18635

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

PAUL ROBERT PRUEITT

411 WORCHESTER STREET
NESCOPECK, PA 18635

SHERRI DAWN PRUEITT

411 WORCHESTER STREET
NESCOPECK, PA 18635

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

Name

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

None.

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Plaintiff.

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

None.

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Columbia County Domestic Relations	P.O. Box 380 Bloomsburg, PA 17815
------------------------------------	--------------------------------------

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

Dept. of Public Assistance	27 E. 7 th Street, P.O. Box 628 Bloomsburg, PA 17815-9974
----------------------------	---

PA Department of Public Welfare Bureau of Child Support Enforcement	Health and Welfare Building – Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675
--	--

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

Name

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

Tenants/Occupants

1219 W. FRONT STREET
BERWICK, PA 18603

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



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

April 4, 2003

CONSECO FINANCE CONSUMER
DISCOUNT COMPANY

vs.

PAUL ROBERT PRUEITT
SHERRI DAWN PRUEITT

COURT OF COMMON PLEAS

COLUMBIA COUNTY

No.: 2002-CV-1347

2003 ED. 44

AFFIDAVIT PURSUANT TO RULE 3129.1

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 1219 W. FRONT STREET, BERWICK, PA 18603:

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

Name

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

PAUL ROBERT PRUEITT

411 WORCHESTER STREET
NESCOPECK, PA 18635

SHERRI DAWN PRUEITT

411 WORCHESTER STREET
NESCOPECK, PA 18635

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

PAUL ROBERT PRUEITT

411 WORCHESTER STREET
NESCOPECK, PA 18635

SHERRI DAWN PRUEITT

411 WORCHESTER STREET
NESCOPECK, PA 18635

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

Name

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

None.

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Plaintiff.

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

None.

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Columbia County Domestic Relations	P.O. Box 380 Bloomsburg, PA 17815
------------------------------------	--------------------------------------

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

Dept. of Public Assistance	27 E. 7 th Street, P.O. Box 628 Bloomsburg, PA 17815-9974
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PA Department of Public Welfare Bureau of Child Support Enforcement	Health and Welfare Building – Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675
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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:

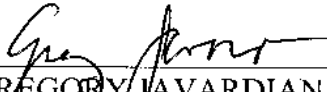
Name

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

Tenants/Occupants

1219 W. FRONT STREET
BERWICK, PA 18603

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



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

April 4, 2003

LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966
(215) 942-9690

CONSECO FINANCE CONSUMER
DISCOUNT COMPANY

vs.

PAUL ROBERT PRUEITT
SHERRI DAWN PRUEITT

COURT OF COMMON PLEAS
COLUMBIA COUNTY

No.: 2002-CV-1347

2003-ED. 44

CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY
AS TO THE SALE OF REAL ESTATE

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- ☐ FHA
- ☐ Tenant Occupied
- ☐ Vacant
- ☐ Commercial
- ☐ As a result of Complaint in Assumpsit
- ☒ Act 91 complied with



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966
(215) 942-9690

CONSECO FINANCE CONSUMER
DISCOUNT COMPANY

COURT OF COMMON PLEAS
COLUMBIA COUNTY

vs.

No.: 2002-CV-1347

PAUL ROBERT PRUEITT
SHERRI DAWN PRUEITT

2003 ED-44

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I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- ☐ FHA
- ☐ Tenant Occupied
- ☐ Vacant
- ☐ Commercial
- ☐ As a result of Complaint in Assumpsit
- ☒ Act 91 complied with



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

CONSECO FINANCE CONSUMER
DISCOUNT COMPANY

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

Plaintiff

CIVIL ACTION – LAW

vs.

IN MORTGAGE FORECLOSURE

PAUL ROBERT PRUEITT
SHERRI DAWN PRUEITT

No.: 2002-CV-1347

2003-ED-44

Defendants

AFFIDAVIT OF NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS
OF DEFENDANTS AND PLAINTIFF

COMMONWEALTH OF PENNSYLVANIA :

:

ss

COUNTY OF BUCKS :

:

The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

(a) PAUL ROBERT PRUEITT is over 21 years of age, resides at 411
WORCHESTER STREET, NESCOPECK, PA 18635;

(b) SHERRI DAWN PRUEITT is over 21 years of age, resides at 411
WORCHESTER STREET, NESCOPECK, PA 18635;

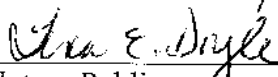
(c) Plaintiff, CONSECO FINANCE CONSUMER DISCOUNT COMPANY, is
an institution conducting business under the Laws of the Commonwealth of
Pennsylvania with an address of 7360 SOUTH KYRENE, TEMPE, AZ 85283

Deponent further avers that none of the above is within the protection of the Soldiers' and
Sailors' Civil Relief Act of 1940, together with the amendments thereto.

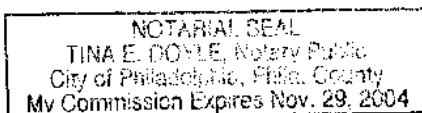


GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

Sworn to and subscribed before me
this 10th day of April, 2003.



Notary Public



ALL THAT CERTAIN lot, piece or parcel of land situate on the northerly side of West Front Street in the Borough of Berwick, (formerly West Berwick), County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwesterly corner of Lot No. 38 on West Front Street aforesaid; thence along West Front Street north eighty-seven (87) degrees ten (10) minutes west a distance of forty-five (45) feet to the southeasterly corner of Lot No. 40; thence along line of Lot No. 40 north two (2) degrees fifty (50) minutes west a distance of one hundred seventy-eight (178) feet to Sohley Alley; thence by said alley north eighty-seven (87) degrees ten (10) minutes east a distance of forty-five (45) feet to the corner of Lot No. 38 aforesaid; thence by the same south two (2) degrees fifty (50) minutes east a distance of one hundred seventy-eight (178) feet to the place of beginning.

BEING Lot No. 39 as marked and designated on the plot or plan of D.A. Michael's Addition to the Borough of Berwick, (formerly West Berwick).

BEING known as 1219 West Front Street, Berwick, PA 18603.

PARCEL No. 040-08-054.

BEING THE SAME PREMISES which Paul M. Prueitt and Janice L. Prueitt, his wife, by Deed dated October 28, 1994 and recorded October 31, 1994 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 582, Page 876 granted and conveyed unto Paul Robert Prueitt and Sherri Dawn Prueitt, his wife.

IMPROVEMENTS: RESIDENTIAL DWELLING.

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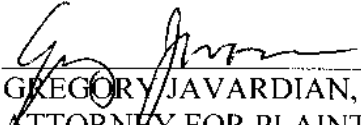
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IMPROVEMENTS: RESIDENTIAL DWELLING.

WAIVER OF WATCHMAN

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



GREGORY JAVARDIAN, ESQ.
ATTORNEY FOR PLAINTIFF
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966

LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966
(215) 942-9690

CONSECO FINANCE CONSUMER
DISCOUNT COMPANY

COURT OF COMMON PLEAS

COLUMBIA COUNTY

vs.

No.: 2002-CV-1347

PAUL ROBERT PRUEITT
SHERRI DAWN PRUEITT

2003 ED. 44

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: PAUL ROBERT PRUEITT
SHERRI DAWN PRUEITT
411 WORCHESTER STREET
NESCOPECK, PA 18635**

Your house (real estate) at 1219 W. FRONT STREET, BERWICK, PA 18603, is scheduled to be sold at Sheriff's Sale on _____, 2003 at _____, in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of **\$94,411.10**, obtained by **CONSECO FINANCE CONSUMER DISCOUNT COMPANY**, against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **(215) 942-9690**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 942-9690.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call Gregory Javardian, Esquire at (215) 942-9690.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**SUSQUEHANNA LEGAL SERVICES
168 E. 5TH STREET
BLOOMSBURG, PA 17815
TELEPHONE: (570) 784-8760**

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IMPROVEMENTS: RESIDENTIAL DWELLING.

**SHERIFF'S RETURN OF SERVICE
COLUMBIA COUNTY**

PLAINTIFF
CONSECO FINANCE CONSUMER DISCOUNT
COMPANY

COURT NO.: 2002-CV-1347

2003 ED-44

DEFENDANT
PAUL ROBERT PRUEITT
SHERRI DAWN PRUEITT

TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE AT:
1219 W. FRONT STREET
BERWICK, PA 18603

SALE DATE:

PLEASE POST SHERIFF'S HAND BILL.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2003, at _____, o'clock ____ M., at _____, Commonwealth of Pennsylvania, in the manner described below:

___ Defendant personally served.

___ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

___ Adult in charge of Defendant's residence who refused to give name or relationship.

___ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

___ Agent or person in charge of Defendant's office or usual place of business.

___ _____ an officer of said Defendant's company.

___ Other: _____.

Description: Age ____ Height ____ Weight ____ Race ____ Sex ____ Other ____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 2003, at ____ o'clock ____ M., Defendant NOT FOUND because:

___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this ____ day of _____, 2003, I, Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF
GREGORY JAVARDIAN, ESQUIRE
I.D.#55669
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690

**SHERIFF'S RETURN OF SERVICE
COLUMBIA COUNTY**

PLAINTIFF
CONSECO FINANCE CONSUMER DISCOUNT
COMPANY

COURT NO.: 2002-CV-1347

2003-ED-44

DEFENDANT
PAUL ROBERT PRUEITT
SHERRI DAWN PRUEITT

TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE AT:
411 WORCHESTER STREET
NESCOPECK, PA 18635

SALE DATE:

**PLEASE DEPUTIZE THE SHERIFF OF LUZERNE COUNTY TO SERVE DEFENDANTS WITH THE
NOTICE OF SHERIFF'S SALE.**

SERVED

Served and made known to _____, Defendant, on the ____ day of _____,
2003, at _____, o'clock ____ M., at _____, Commonwealth of
Pennsylvania, in the manner described below:

___ Defendant personally served.

___ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

___ Adult in charge of Defendant's residence who refused to give name or relationship.

___ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

___ Agent or person in charge of Defendant's office or usual place of business.

___ _____ an officer of said Defendant's company.

___ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

On the ____ day of _____, 2003, at ____ o'clock ____ M., Defendant NOT FOUND because:

___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this _____ day of _____, 2003, I, Sheriff of Columbia County, Pennsylvania, do hereby
deputize the Sheriff of Luzerne County to serve this Notice of Sheriff's Sale and make return thereof and
according to law.

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF
GREGORY JAVARDIAN, ESQUIRE
I.D.#55669
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690

THE LAW OFFICES OF GREGORY JAVARDIAN

ESCROW ACCOUNT
1310 INDUSTRIAL BLVD., SUITE 101
SOUTHAMPTON, PA 18966

FIRSTTRUST BANK
3-7380-2360

04/08/2003

14964

**PAY TO THE
ORDER OF** Sheriff

\$ **1,350.00

One Thousand Three Hundred Fifty and 00/100*****

DOLLARS

MEMO

CONSECO VS. PRUETT, P.

#014954 123607380 70 1603753

Greg Javardian