

Date: 09/03/2003

Columbia County Court of Common Pleas

NO. 0007492

Time: 10:37 AM

Receipt

Page 1 of 1

Received of: Col Cty Sheriff Office

\$ 10.00

Ten and 00/100 Dollars

Amount

Misc Fee

10.00

Total:

10.00

Check: 1123

Payment Method: Check

Amount Tendered: 10.00

Clerk: BSILVETT

Tami Kline, Prothonotary

By:

Deputy Clerk

SHERIFF'S SALE COST SHEET

Wachovia Bank vs. Burbary Raymond
 NO. 54-03 ED NO. 1057-02 JD DATE/TIME OF SALE 7-30-03 / 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>186.00</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>6.00</u>
NOTARY	\$ <u>8.00</u>
TOTAL *****	\$ <u>415.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>581.60</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>806.60</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>244.94</u>
SCHOOL DIST. 20	\$ <u>481.71</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL *****	\$ <u>731.71</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>436.47</u>
WATER 20	\$
TOTAL *****	\$ <u>436.47</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ _____

TOTAL COSTS (OPENING BID) \$ 2571.28

LAW OFFICES

PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2393

TELEPHONE (717) 234-4178
TELECOPIER (717) 233-1149

August 27, 2003

OFFICE OF THE SHERIFF
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

Re: WACHOVIA BANK, NATIONAL ASSOCIATION, f/k/a FIRST UNION NATIONAL BANK
TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE
AGENCY vs. THE ESTATE OF BARBARA A. RAYMOND
No. 2002-CV-1057-MF

Dear Sheriff:

Enclosed please find affidavits of value for the deed to be prepared and recorded as a result of the sale held in this case.

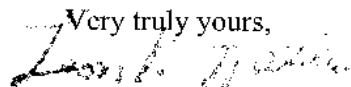
THE GRANTEE SHOULD BE:

WACHOVIA BANK, NATIONAL ASSOCIATION, f/k/a FIRST UNION NATIONAL BANK
TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE
2101 NORTH FRONT STREET
HARRISBURG, PA 17110

Please have the Recorder return the RECORDED DEED to me in the enclosed envelope, along with the recording receipt.

PLEASE CALL OUR OFFICE, COLLECT IF NECESSARY, THE DAY THE DEED IS RECORDED.

Thank you for your cooperation in this matter. Please call if you need anything further.

Very truly yours,


Leon P. Haller

LPH/kb
Enclosure



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: Leon P. Haller, Esquire Telephone Number: _____
Area Code (717) 234-4178
Street Address: 1719 North Front Street, Harrisburg, PA 17102 City: _____ State: _____ Zip Code: _____

B TRANSFER DATA

Grantor(s)/Lessor(s) Sheriff of Columbia County	Date of Acceptance of Document
Street Address P. O. Box 380	Grantee(s)/Lessee(s) WACHOVIA BANK, NATIONAL ASSOCIATION, f/k/a FIRST UNION NATIONAL BANK, TRUSTEE FOR
City Bloomsburg, PA 17815 State: _____ Zip Code: _____	Street Address PENNSYLVANIA HOUSING FINANCE AGENCY 2101 North Front Street
	City Harrisburg, PA 17110 State: _____ Zip Code: _____

C PROPERTY LOCATION

Street Address 1610 Spring Garden Avenue	City, Township, Borough Borough of Berwick
County Columbia	School District
	Tax Parcel Number 04D-05-018

D VALUATION DATA

1. Actual Cash Consideration \$32,000.00	2. Other Consideration + 0.00	3. Total Consideration = \$32,000.00
4. County Assessed Value \$15,656.00	5. Common Level Ratio Factor x 2.92	6. Fair Market Value = \$45,715.52

E EXEMPTION DATA

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

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 692, Page Number 669
- ☐ 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 Leon P. Haller, Esquire	Date 8/27/03
--	-----------------

(SEE REVERSE)

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

Wayman Bank vs Barbara Kayman

NO. 54-03 ED NO. 1057-02 JD

DATE/TIME OF SALE: 7-30-03 / 0930

BID PRICE (INCLUDES COST) \$ 32.00

POUNDAGE - 2% OF BID \$ 640.00

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

LIEN CERTIFICATE \$ 250.00

MISC. COSTS \$ 2511.28

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3461.28

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature] for Wachovia Bank

TOTAL DUE: \$ 3461.28

LESS DEPOSIT: \$ 1200.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2261.28

PURCELL, KRUG & HALLER

76724

2003AUG1AM10:26

SHERIFF

COL COUNTY

PURCELL, KRUG & HALLER

1719 NORTH FRONT STREET
HARRISBURG, PA 17102

COMMERCE BANK
60-184-313

76724

CHECK NO.

CHECK DATE

076724 07/30/2003

CHECK AMOUNT

TWO THOUSAND TWO HUNDRED SEVENTY ONE AND 25/100
DOLLARS*****

*****076724.25

PAY
TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF
35 WEST MAIN
BLOOMSBURG, PA 17815

VOID AFTER 90 DAYS



⑈076724⑈ ⑆031301846⑆ 51 320931 2⑈



Tax Notice 2003 County & Municipality

BERWICK BORO

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

RAYMOND BARBARA A
1610 SPRING GARDEN AVENUE
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		5466	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY		
GENERAL SINKING	15,656	5.646	86.62	88.39	97.23		
LIGHT		.845	12.97	13.23	14.55		
FIRE		.75	11.51	11.74	12.33		
BORO RE		1.25	19.18	19.57	20.55		
		6.1	93.59	95.50	100.28		
The discount & penalty have been calculated for your convenience				223.87	228.43	244.94	
PAY THIS AMOUNT				April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after	
				Discount 2 %	2 %		
				Penalty 10 %	5 %		
				PARCEL: 04D-05-018-00,000			
				1610 SPRING GD AVE			
				.1756 Acres			
				Land	3,060		
				Buildings	12,596		
				Total Assessment	15,656		

This tax returned to
courthouse on:
January 1, 2004

FILE COPY

ON

PENNSYLVANIA
ATTN: SHERIFF SALEcomplete
signed,
the reverse
you.
mailpiece,

TION

SENDER: COMPLETE THIS SECTION

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *J. Moore* ☒ Agent ☒ Addressee

B. Received by (Printed Name) *J. MOORE*

C. Date of Delivery *MAY - 8*

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

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

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 *7002 3150 0006 4911 6584*

(Transfer from service label)

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-0

SENDER: COMPLETE THIS SECTION

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *J. Jones* ☐ Agent ☒ Addressee

B. Received by (Printed Name) *J. JONES* Date of Delivery *MAY 08 2003*

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

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

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 *7002 3150 0006 4911 6591*

(Transfer from service label)

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-0

SENDER: COMPLETE THIS SECTION

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Samuel J. Venturo* ☒ Agent ☒ Addressee

B. Received by (Printed Name) *Samuel J. Venturo* Date of Delivery *MAY 09 2003*

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

1. Article Addressed to:
Dept. of Revenue
Strawberry Square
Harrisburg, PA 17105

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 *7002 3150 0006 4911 6546*

(Transfer from service label)

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-0

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Samuel J. Venturo* ☒ Agent ☒ Addressee

B. Received by (Printed Name) *Samuel J. Venturo* Date of Delivery *MAY 07 2003*

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Samuel J. Venturo* ☒ Agent ☒ Addressee

B. Received by (Printed Name) *Samuel J. Venturo* Date of Delivery *MAY 07 2003*

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Samuel J. Venturo* ☒ Agent ☒ Addressee

B. Received by (Printed Name) *Samuel J. Venturo* Date of Delivery *MAY 07 2003*

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

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 July 9, 16, 23, 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.

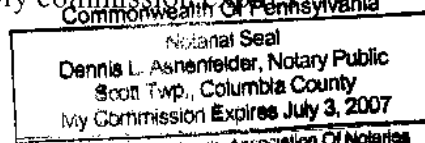
Paul R. Eyerly IV

Sworn and subscribed to before me this 28th day of July 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: M1G@PK11.COM

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

JOSEPH NISSLEY (1910-1982)
ANTHONY DISANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD
(717) 533-3835

July 7, 2003

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

Re: 2002-CV-1057-MF WACHOVIA BANK, NATIONAL ASSOCIATION vs. THE
ESTATE OF BARBARA A. RAYMOND

Dear Sir/Madam:

Enclosed please find a copy of the Return of Service regarding the above-referenced case for your records. Also enclosed please find a copy of the first page of the Return of Service. Please initial and date upon receipt and return to us in the self-addressed stamped envelope provided. 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, TRUSTEE FOR	:	
PENNSYLVANIA HOUSING FINANCE	:	
AGENCY	:	
Plaintiff	:	NO. 2002 CV 1057 MF
	:	
vs.	:	
	:	
BRIAN RAYMOND, ADMINISTRATOR	:	
OF THE ESTATE OF BARBARA A.	:	CIVIL ACTION - LAW -
RAYMOND A/K/A BARBARA ANN	:	IN MORTGAGE FORECLOSURE
RAYMOND, DECEASED	:	
	:	Defendant

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 5-19-03, 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:


Brian Raymond, Administrator
OCA #R0140
Columbia County Prison
721 Iron Street
Bloomsburg, PA 17815

The Unknown Heirs of
Barbara A. Raymond
1610 Spring Garden Avenue
Berwick, PA 18603

Department of Revenue
Inheritance Tax Division
Strawberry Square
Harrisburg, PA 17105

Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program
P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105-8486

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

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

LAW OFFICES
PURCELL, KRUG 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 CASANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD

(717) 533-3836

NOTICE TO:

Brian Raymond, Administrator
OCA #R0140
Columbia County Prison
721 Iron Street
Bloomsburg, PA 17815

The Unknown Heirs of
Barbara A. Raymond
1610 Spring Garden Avenue
Berwick, PA 18603

Department of Revenue
Inheritance Tax Division
Strawberry Square
Harrisburg, PA 17105

Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program
P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105-8486

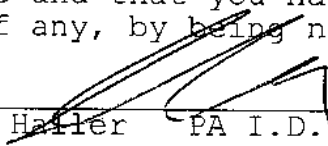
DOMESTIC RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

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

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

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

By:


Leon P. Haller PA I.D. 15700

Attorney for Plaintiff

WACHOVIA BANK, NATIONAL	:	IN THE COURT OF COMMON PLEAS
ASSOCIATION F/K/A FIRST UNION	:	COLUMBIA COUNTY, PENNSYLVANIA
NATIONAL BANK, TRUSTEE FOR	:	
PENNSYLVANIA HOUSING FINANCE	:	
AGENCY	:	
Plaintiff	:	NO. 2002 CV 1057 MF
	:	
vs.	:	
	:	
BRIAN RAYMOND, ADMINISTRATOR	:	
OF THE ESTATE OF BARBARA A.	:	CIVIL ACTION - LAW -
RAYMOND A/K/A BARBARA ANN	:	IN MORTGAGE FORECLOSURE
RAYMOND, DECEASED	:	
Defendant	:	

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: July 30, 2003

TIME: 9:30 A.M. , prevailing 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:

**1610 SPRING GARDEN AVENUE
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:

2002-CV-1057 MF

JUDGMENT AMOUNT \$51,606.08

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

THE ESTATE OF BARBARA A. RAYMOND

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 tract of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, more specifically described as follows, to wit:

BEGINNING on the south side of Spring Garden Avenue at the northeasterly corner of Lot No. 37; THENCE in an easterly direction along Spring Garden Avenue forty-five (45) feet to the northwesterly corner of Lot No. 39; THENCE in a southerly direction, one hundred and seventy (170) feet to a fifteen foot alley; THENCE in a westerly direction along said alley forty-five (45) feet to the southeasterly corner of Lot No. 37; THENCE in a northerly direction, one hundred and seventy (170) feet to Spring Garden Avenue, the place of BEGINNING.

HAVING THEREON ERECTED A dwelling house known as 1610 Spring Garden Avenue, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Michael S. Wynings and Jessica L. Hughes n/k/a Jessica L. Wynings by Deed dated June 29, 1998 and recorded June 30, 1998 in Columbia County Deed Book 692, page 664, granted and conveyed unto Barbara A. Raymond.

Parcel # 04D-05-018

PHFA v. Raymond
Columbia County sale

7/30/03

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:
Brian Raymond, Administrator
OCA #R0140
Columbia County Prison
721 Iron Street
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:
The Unknown Heirs of
Barbara A. Raymond
1610 Spring Garden Avenue
Berwick, PA 18603

Postmark:

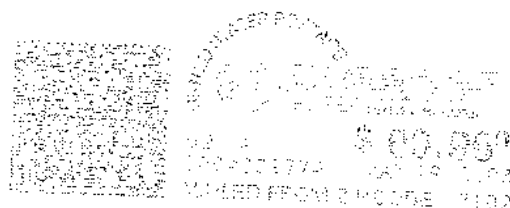
U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

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

Postage:

One piece of ordinary mail addressed to:
Department of Revenue
Inheritance Tax Division
Strawberry Square
Harrisburg, PA 17105



PHFA v. Raymond
Columbia County sale

7/30/03

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:

Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program
P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105-8486

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

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

Postmark:



**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date May 9, 2003

OWNER OR REPUTED OWNER

Barbara A Raymond

DESCRIPTION OF PROPERTY

1610 Spring Garden Ave
.18 acre

PARCEL NUMBER

04D,05-018-00,000

IN Berwick Boro. Township
Borough
City

This is to certify that, according to our records, there are no unpaid Taxes on
the above mentioned property as of December 31 2002 (R)

Excluding: Interim Tax Billings

Requested by: Harry A Roadarmel, Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00
Per Parcel

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, TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE
AGENCY

Docket # 54ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

BRIAN RAYMOND, ADMINISTRATOR OF
THE ESTATE OF BARBARA A. RAMOND
A/K/A BARBARA ANN RAYMOND,
DECEASED

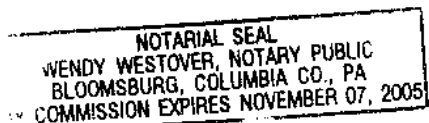
AFFIDAVIT OF SERVICE

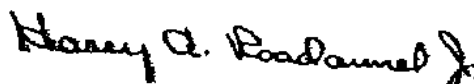
NOW, THIS FRIDAY, MAY 09, 2003, AT 10:25 AM, SERVED THE WITHIN WRIT OF EXECUTION
- MORTGAGE FORECLOSURE UPON BRIAN RAYMOND AT 721 IRON ST.,
BLOOMSBURG BY HANDING TO BRIAN RAYMOND, , A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

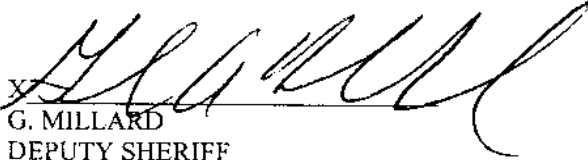
SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, MAY 13, 2003


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.


G. MILLARD
DEPUTY SHERIFF

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

WACHOVIA BANK, N.A.

VS.

BRIAN RAYMOND

WRIT OF EXECUTION #54 OF 2003 ED

POSTING OF PROPERTY

JUNE 26, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF BRIAN RAYMOND AT 1610 SPRING GARDEN AVE. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF G. MILLARD.


SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 26TH DAY OF JUNE 2003


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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/2/2003

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 54ED2003

PLAINTIFF

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

DEFENDANT

BRIAN RAYMOND, ADMINISTRATOR OF THE ESTATE
OF BARBARA A. RAMOND A/K/A BARBARA ANN
RAYMOND, DECEASED

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

James McMillan

SERVED UPON *Kathy Romig*

RELATIONSHIP *Ser.* IDENTIFICATION _____

DATE *05/14/03* TIME *1607* MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

Millard

DATE

05/14/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 5/2/2003

SERVICE# 2 - OF - 13 SERVICES
 DOCKET # 54ED2003

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

DEFENDANT BRIAN RAYMOND, ADMINISTRATOR OF THE ESTATE
 OF BARBARA A. RAMOND A/K/A BARBARA ANN
 RAYMOND, DECEASED

PERSON/CORP TO SERVED
TENANT(S)
1610 SPRING GARDEN AVE.
BERWICK

PAPERS TO SERVED
 WRIT OF EXECUTION - MORTGAGE
 FORECLOSURE

SERVED UPON James McMillan

RELATIONSHIP Tenant IDENTIFICATION _____

DATE 05/15/03 TIME 1426 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS DATE	TIME	OFFICER	REMARKS

DEPUTY Millard DATE 05/15/03

BERWICK AREA JOINT SEWER AUTHORITY

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

May 15, 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, TRUSTEE FOR PENNSYLVANIA HOUSING
FINANCE AGENCY**

VS

**BRIAN RAYMOND, ADMINISTRATOR OF THE ESTATE OF
BARBARA A. RAYMOND A/K/A BARBARA ANN RAYMOND,
DECEASED**

DOCKET # 54ED2003

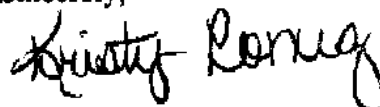
JD# 1057JD2002

Dear Harry:

The outstanding balance on sewer account for the property located at 1610 Spring Garden Avenue, Berwick, Pennsylvania through July 2003 is \$436.47. The account balance through this timeframe is \$320.47, plus \$116.00 to satisfy lien No. 357 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.

BARBARA RAYMOND
1610 SPRING GARDEN AVENUE
BERWICK, PA 18603

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

NO. 357 M.L.D. 2002

The Berwick Area Joint Sewer Authority hereby files a claim and lien or judgment against BARBARA RAYMOND and all THAT CERTAIN LOT or piece of ground situate at 1610 SPRING GARDEN AVENUE, 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	\$	240.47
Filing costs		<u>19.00</u>
Total	\$	259.47

All together being the sum of TWO HUNDRED FIFTY-NINE & 47/100 (\$259.47) 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
(670) 759-9814

CLERK OF COURTS OFFICE
COLUMBIA COUNTY, PA

2002 NOV - 1 P 12:48

FILED
CLERK OF COURTS

Date: October 22, 2002

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/2/2003

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 54ED2003

PLAINTIFF

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

DEFENDANT

BRIAN RAYMOND, ADMINISTRATOR OF THE ESTATE
OF BARBARA A. RAMOND A/K/A BARBARA ANN
RAYMOND, DECEASED

PERSON/CORP TO SERVED
BRIAN RAYMOND
721 IRON ST.
BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Brian Raymond

RELATIONSHIP

IDENTIFICATION

DATE

05/09/03

TIME

1025

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)

Columbia Co. Prison

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

Millard

DATE

05/09/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/2/2003

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 54ED2003

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

DEFENDANT BRIAN RAYMOND, ADMINISTRATOR OF THE ESTATE
OF BARBARA A. RAMOND A/K/A BARBARA ANN
RAYMOND, DECEASED

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Leslie Levan

RELATIONSHIP D.R.O. IDENTIFICATION _____

DATE 05/09/03 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 McHale DATE 05/09/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/2/2003

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 54ED2003

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

DEFENDANT BRIAN RAYMOND, ADMINISTRATOR OF THE ESTATE
OF BARBARA A. RAMOND A/K/A BARBARA ANN
RAYMOND, DECEASED

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Connie Ginger

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05/02/03 TIME 11:00 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY Millard DATE 05/02/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/2/2003

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 54ED2003

PLAINTIFF

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

DEFENDANT

BRIAN RAYMOND, ADMINISTRATOR OF THE ESTATE
OF BARBARA A. RAMOND A/K/A BARBARA ANN
RAYMOND, DECEASED

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Ramon Newhart

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5-8-03 TIME 1430 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

NAR

DATE

5-8-03

REAL ESTATE OUTLINE

ED # 54.03

DATE RECEIVED 5-2-03
DOCKET AND INDEX 5-6-03
SET FILE FOLDER UP 5-6-03

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# 69694

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

SALE DATE July 30, 03 TIME 0930
POSTING DATE June 25
ADV. DATES FOR NEWSPAPER
1ST WEEK July 9
2ND WEEK 16
3RD WEEK 23

4/29/03

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, TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE
AGENCY

Plaintiff

vs.

BRIAN RAYMOND, ADMINISTRATOR
OF THE ESTATE OF BARBARA A.
RAYMOND A/K/A BARBARA ANN
RAYMOND, DECEASED

Defendant

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

NO. 2002 CV 1057 MF

2003-ED-54

: 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

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:

1610 Spring Garden Avenue, Berwick, PA 18603

Principal	\$46,803.03
Interest	\$ 4,684.68
(Per diem of \$8.58	
from 2/1/02 to 8/1/03)	
Accumulated late charges	\$ 249.92
Late charges	\$ 265.54
(\$15.62 per month to 8/03)	
Escrow Deficit	\$ 1,434.32
Property Inspection	\$ 460.00
5% Attorney's Commission	\$ 2,340.15

TOTAL \$56,237.64**

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

Dated: 05/01/03

(SEAL)

Toni B. Blue
PROTHONOTARY

by

Elizabeth A. Bruner
DEPUTY

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, more specifically described as follows, to wit:

BEGINNING on the south side of Spring Garden Avenue at the northeasterly corner of Lot No. 37; THENCE in an easterly direction along Spring Garden Avenue forty-five (45) feet to the northwesterly corner of Lot No. 39; THENCE in a southerly direction, one hundred and seventy (170) feet to a fifteen foot alley; THENCE in a westerly direction along said alley forty-five (45) feet to the southeasterly corner of Lot No. 37; THENCE in a northerly direction, one hundred and seventy (170) feet to Spring Garden Avenue, the place of BEGINNING.

HAVING THEREON ERECTED A dwelling house known as 1610 Spring Garden Avenue, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Michael S. Wynings and Jessica L. Hughes n/k/a Jessica L. Wynings by Deed dated June 29, 1998 and recorded June 30, 1998 in Columbia County Deed Book 692, page 664, granted and conveyed unto Barbara A. Raymond.

Parcel # 04D-05-018

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

Plaintiff

vs.

BRIAN RAYMOND, ADMINISTRATOR
OF THE ESTATE OF BARBARA A.
RAYMOND A/K/A BARBARA ANN
RAYMOND, DECEASED

Defendant

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

NO. 2002 CV 1057 MF

2003-ED-54

: CIVIL ACTION - LAW -
: IN MORTGAGE FORECLOSURE
:
:

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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5% Attorney's Commission	\$ 2,340.15

TOTAL \$56,237.64**

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

Dated: 05/01/03

(SEAL)

Frank B. Kline
PROTHONOTARY

by Elizabeth A. Buran
DEPUTY

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Parcel # 04D-05-018

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

Plaintiff

vs.

BRIAN RAYMOND, ADMINISTRATOR
OF THE ESTATE OF BARBARA A.
RAYMOND A/K/A BARBARA ANN
RAYMOND, DECEASED

Defendant

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

NO. 2002 CV 1057 MF

2003-ED-54

: 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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TOTAL \$56,237.64**

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

Dated: 5/01/03

(SEAL)

Fanni B. Kline
PROTHONOTARY

by *Elizabeth A. Barron*
DEPUTY

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HAVING THEREON ERECTED A dwelling house known as 1610 Spring Garden Avenue, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Michael S. Wynings and Jessica L. Hughes n/k/a Jessica L. Wynings by Deed dated June 29, 1998 and recorded June 30, 1998 in Columbia County Deed Book 692, page 664, granted and conveyed unto Barbara A. Raymond.

Parcel # 04D-05-018

TO THE SHERIFF OF COLUMBIA COUNTY:

ORDER FOR SERVICE

DATE: April 29, 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.

**BRIAN RAYMOND, ADMINISTRATOR OF THE ESTATE OF BARBARA A.
RAYMOND A/K/A BARBARA ANN RAYMOND**

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

**SERVICE TO BE MADE ON DEFENDANT: ANY UNKNOWN HEIRS OF BARBARA A.
RAYMOND A/K/A BARBARA ANN RAYMOND**

**ADDRESS FOR "PERSONAL SERVICE": 1610 SPRING GARDEN AVENUE,
BERWICK, PA 18603**

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

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

Plaintiff

vs.

BRIAN RAYMOND, ADMINISTRATOR
OF THE ESTATE OF BARBARA A.
RAYMOND A/K/A BARBARA ANN
RAYMOND, DECEASED

Defendant

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

NO. 2002 CV 1057 MF

2003-ED-54

:
:
:
: 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 **1610 Spring Garden Avenue, Berwick, PA 18603**:

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

Brian Raymond, Administrator
OCA #R0140
Columbia County Prison
721 Iron Street
Bloomsburg, PA 17815

The Unknown Heirs of
Barbara A. Raymond
1610 Spring Garden Avenue
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:

Department of Revenue
Inheritance Tax Division
Strawberry Square
Harrisburg, PA 17105

Department of Public Welfare
TPL Casualty Unit
Estate Recovery Program
P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105-8486

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

PLAINTIFF HEREIN
(AND ANY OTHERS AS NOTED BELOW):

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

UNKNOWN

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

UNKNOWN


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

TENANTS IF ANY ...

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

DATE: April 28, 2003

ALL THAT CERTAIN piece, parcel and tract of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, more specifically described as follows, to wit:

BEGINNING on the south side of Spring Garden Avenue at the northeasterly corner of Lot No. 37; THENCE in an easterly direction along Spring Garden Avenue forty-five (45) feet to the northwesterly corner of Lot No. 39; THENCE in a southerly direction, one hundred and seventy (170) feet to a fifteen foot alley; THENCE in a westerly direction along said alley forty-five (45) feet to the southeasterly corner of Lot No. 37; THENCE in a northerly direction, one hundred and seventy (170) feet to Spring Garden Avenue, the place of BEGINNING.

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Parcel # 04D-05-018

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

Plaintiff

vs.

BRIAN RAYMOND, ADMINISTRATOR
OF THE ESTATE OF BARBARA A.
RAYMOND A/K/A BARBARA ANN
RAYMOND, DECEASED

Defendant

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

: NO. 2002 CV 1057 MF

: *2003-ED-54*
:
:
:

: CIVIL ACTION - LAW -
: IN MORTGAGE FORECLOSURE
:

AFFIDAVIT PURSUANT TO P.R.C.P. 3129.1

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SAME

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P.O. Box 8486
Willow Oak Building
Harrisburg, PA 17105-8486

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

PLAINTIFF HEREIN
(AND ANY OTHERS AS NOTED BELOW):

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

UNKNOWN

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

UNKNOWN


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

TENANTS IF ANY ...

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

DATE: April 28, 2003

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

Plaintiff

vs.

BRIAN RAYMOND, ADMINISTRATOR
OF THE ESTATE OF BARBARA A.
RAYMOND A/K/A BARBARA ANN
RAYMOND, DECEASED

Defendant

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

NO. 2002 CV 1057 MF

2003-ED 54

:
:
: CIVIL ACTION - LAW -
: IN MORTGAGE FORECLOSURE
:

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: , prevailing 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:

**1610 SPRING GARDEN AVENUE
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:

2002-CV-1057 MF

JUDGMENT AMOUNT \$51,606.08

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

THE ESTATE OF BARBARA A. RAYMOND

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 # 04D-05-018

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, TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY**

vs.

Defendants: **BRIAN RAYMOND, ADMINISTRATOR OF THE ESTATE OF BARBARA A. RAYMOND A/K/A BARBARA ANN RAYMOND, DECEASED**

Filed to **No. 2002-CV-1057 MF**

INSTRUCTIONS

This is real estate execution. The property is located at:
1610 SPRING GARDEN AVENUE, BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

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

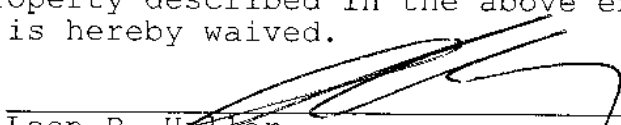
BRIAN A. RAYMOND, ADMINISTRATOR: OCA #R0140, COLUMBIA COUNTY PRISON, 721 IRON STREET, BLOOMSBURG, PA 17815

THE ESTATE OF BARBARA A. RAYMOND A/K/A BARBARA ANN RAYMOND: 1610 SPRING GARDEN AVENUE, 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 29, 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. Heller
Attorney for Plaintiff
PA I.D. #15700

TO THE SHERIFF OF COLUMBIA COUNTY:

ORDER FOR SERVICE

DATE: April 29, 2003

FROM:

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

CASE CAPTION:

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vs.

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RAYMOND A/K/A BARBARA ANN RAYMOND**

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

SERVICE TO BE MADE ON DEFENDANT: BRIAN RAYMOND, ADMINISTRATOR

**ADDRESS FOR "PERSONAL SERVICE": OCA #R0140, COLUMBIA COUNTY
PRISON, 721 IRON STREET, BLOOMSBURG, PA 17815**

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

090967/7-95

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

COMMERCE BANK
60-184-313

CHECK NO. CHECK DATE

69694

CHECK AMOUNT

PAY
TO THE
ORDER
OF

SIX HUNDRED FORTY EIGHT DOLLARS

VOID AFTER 90 DAYS

⑈069694⑈ ⑆031301846⑆ 51 320931 2⑈