

Date: 9/4/2003

Time: 09:00 AM

Columbia County Court of Common Pleas

Receipt

NO. 0007536

Page 1 of 1

Received of: Col. Co. Sheriff

\$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
Total:	10.00

Check: 1153

Payment Method: Check

Amount Tendered: 10.00

Clerk: TKLINE

Tami Kline, Prothonotary

By: _____
Deputy Clerk

SHERIFF'S SALE COST SHEET

First Union National Bank vs. Larry Karchner / Mike Pinehammer
 NO. 63-03 ED NO. 307-03 JD DATE/TIME OF SALE 7-30-03 1100

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</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>12.00</u>
TOTAL ***** \$ <u>419.00</u>	

WEB POSTING	<u>1150</u> \$150.00
PRESS ENTERPRISE INC.	<u>51</u> \$ <u>565.04</u>
SOLICITOR'S SERVICES	<u>52</u> \$75.00
TOTAL ***** \$ <u>790.04</u>	

PROTHONOTARY (NOTARY)	<u>53</u> \$10.00
RECORDER OF DEEDS	<u>54</u> \$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	<u>55</u> \$ <u>221.42</u>
SCHOOL DIST.	<u>20</u> \$ <u>435.51</u>
DELINQUENT	<u>20</u> \$ <u>5.00</u>
TOTAL ***** \$ <u>661.93</u>	

MUNICIPAL FEES DUE:

SEWER	<u>20</u> <u>57</u> \$ <u>320.60</u>
WATER	<u>20</u> \$ _____
TOTAL ***** \$ <u>320.60</u>	

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2373.07

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

First Union Nat Bank VS Larry Karchner / Mike Kiehammer

NO. 63-03 ED NO. 307-03 JD

DATE/TIME OF SALE: 7-30-03 / 1100

BID PRICE (INCLUDES COST) \$ 30,000.00

POUNDAGE - 2% OF BID \$ 600.00

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

LIEN CERTIFICATE \$ 250.00

MISC. COSTS \$ 2373.07

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3223.07

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

Thomas E. Leipold

TOTAL DUE: \$ 3223.07

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1223.07

GOLDBECK, MCCAFFERTY & MCKEEVER

**A Professional Corporation
Suite 500 The Bourse Bldg
111 S. Independence Mall East
Philadelphia, PA 19106
Phone: 215-627-1322
Fax: 215-627-7734**

August 4, 2003

SHERIFF OF COLUMBIA COUNTY

Harry A. Roadarmel

Sheriff's Office

PO Box 380

Bloomsburg, PA 17815

RE: FIRST UNION NATIONAL BANK vs. LARRY D. KARCHNER and
MICHAEL R. RINEHAMMER

Dear Mr. Roadarmel:

Enclosed are transfer tax Affidavits and Assignments of Bid with regard to the above-caption matter. Please record the deed to the property as follows:

Wachovia Bank National Association formerly known as First Union National Bank as
Trustee for PA Housing Finance Agency
1100 CORPORATE CENTER DRIVE
RALEIGH, NC 27607

Please telephone me on the date the deed is recorded.

Finally, please return the Deed to me in the self-addressed envelope enclosed herewith.

Thank you for your cooperation.

Very truly yours,


JOSEPH A. GOLDBECK, JR.

JAG/sb
Enclosures

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

First Union Nat Bank vs Larry Karchner / Mike Krehammer

NO. 63-03 ED NO. 307-03 JD

DATE/TIME OF SALE: 7-30-03 / 1100

BID PRICE (INCLUDES COST) \$ 30,000.00

POUNDAGE - 2% OF BID \$ 600.00

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

LIEN CERTIFICATE \$ 250.00

MISC. COSTS \$ 2373.07

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3223.07

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Thomas E. Leopold

TOTAL DUE: \$ 3223.07

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1223.07

**GOLDBECK MCCAFFERTY & MCKEEVER
A PROFESSIONAL CORPORATION**

SUITE 500, BOURSE BUILDING
111 SOUTH INDEPENDENCE MALL EAST
PHILADELPHIA, PA 19106

PAY TO THE ORDER OF *Sheriff of Columbia County*

*One Thousand Two Hundred Twenty-Three and 07/100******

****1,223.07**

DOLLARS


FIRSTTRUST BANK
3-7380-2360

8/6/2003

180981

MEMO *Karchner*

MORTGAGE DISBURSEMENT ACCOUNT



⑈ 180981⑈ ⑆ 236073801⑆ 70 100018⑈

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.

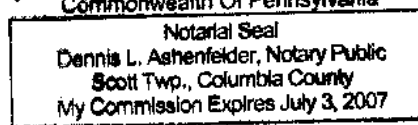
Paul R. Eyerly

Sworn and subscribed to before me this 28th day of July 2003

[Signature]

(Notary Public)

My commission expires
Commonwealth Of Pennsylvania



Member, Pennsylvania Association Of Notaries

And now,, 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

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/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 (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 GOLDBECK, McCafferty & McKEEVER	TELEPHONE NUMBER (215) 627-1322
STREET ADDRESS 111 S. Independence Mall East Suite 500 - The Bourse Building	CITY STATE ZIP CODE Philadelphia PA 19106

B. TRANSFER DATA

GRANTOR(S)/LESSOR(S) SHERIFF OF COLUMBIA COUNTY	DATE OF ACCEPTANCE OF DOCUMENT G Wachovia Bank National Association formerly known as First Union National Bank as Trustee for PA Housing Finance Agency
STREET ADDRESS Sheriff's Office, PO Box 380	STREET ADDRESS 1100 CORPORATE CENTER DRIVE,
CITY STATE ZIP CODE Bloomsburg PA 17815	CITY STATE ZIP CODE RALEIGH NC 27607

C. PROPERTY LOCATION

STREET ADDRESS 1031 Lasalle Street	CITY, TOWNSHIP, BOROUGH Berwick -
COUNTY Columbia	SCHOOL DISTRICT 04C-01-255

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION \$3,223.07	2. OTHER CONSIDERATION + -0-	3. TOTAL CONSIDERATION = \$3,223.07
4. COUNTY ASSESSED VALUE \$14,153.00	5. COMMON LEVEL RATIO FACTOR X 2.80	6. FAIR MARKET VALUE = \$ 39,628.40

E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION 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 712 Page 879**
- ☐ Corrective deed. (Attach copy of the prior deed).
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law or ordinance, 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

DATE

August 4, 2003

NO. 2003-CV-307 – KARCHNER
1031 Lasalle Street
Berwick, PA 18603

I, Joseph A. Goldbeck, Jr., Esquire, hereby assign my bid at the Sheriff Sale dated
July 30, 2003 to

Wachovia Bank National Association formerly known as First Union National Bank as
Trustee for PA Housing Finance Agency
1100 CORPORATE CENTER DRIVE
RALEIGH, NC 27607

Date: August 4, 2003


JOSEPH A. GOLDBECK, JR.

GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

JOSEPH A. GOLDBECK, JR.
GARY E. McCAFFERTY*
MICHAEL T. McKEEVER*

RENEE M. POZZUOLI-BUECKER*
KRISTINA G. MURTHA*

*PA & NJ BAR

SUITE 500
THE BOURSE BUILDING
111 S. INDEPENDENCE MALL EAST
PHILADELPHIA, PENNSYLVANIA, 19106
(215) 627-1322
FAX (215) 627-7734

SENTRY OFFICE PLAZA
SUITE 420
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-3242
FAX (856) 858-2997

PLEASE REPLY TO THE
PHILADELPHIA OFFICE

July 9, 2003

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: No. 2003-CV-307

**LARRY D. KARCHNER and MICHAEL R.
RINEHAMMER**

Dear Sir/Madam:

The above case may be sold on July 30, 2003. It has been properly served in accordance with Rule 3129.

Thank you for your cooperation.

Very truly yours,

/s/


Joseph A. Goldbeck, Jr.

JAG/bjm

GOLDBECK McCAFFERTY & N. SEVER

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 500 - The Bourse Bldg.

111 S. Independence Mall East

Philadelphia, PA 19106

215-627-1322

Attorney for Plaintiff

FIRST UNION NATIONAL BANK

One Old Country Road

Suite 429

Carle Place, NY 11514

Plaintiff

vs.

LARRY D. KARCHNER

MICHAEL R. RINEHAMMER

Mortgagors and Record Owners

1031 Lasalle Street

Berwick, PA 18603

Defendants

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2003-CV-307

CERTIFICATE OF SERVICE
PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Joseph A. Goldbeck, Jr., Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☒ Personal Service by the Sheriff's Office/~~competent adult (copy of return attached).~~ 5/28/03 PER Tzm
- ☐ Certified mail by Joseph A. Goldbeck, Jr. (original green Postal return receipt attached). @ SHERIFF'S
- ☐ Certified mail by Sheriff's Office.. Office
- ☐ Ordinary mail by Joseph A. Goldbeck, Jr., Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

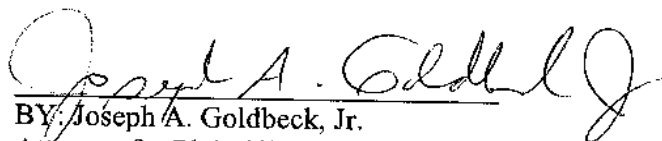
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ Premises was posted by Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☐ Certified Mail & ordinary mail by Joseph A. Goldbeck, Jr. (original receipt(s) for Certified Mail attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Joseph A. Goldbeck, Jr., Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,


BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

COMPLETE THIS SECTION

Items 1, 2, and 3. Also complete restricted delivery is desired. name and address on the reverse can return the card to you. card to the back of the mailpiece, only if space permits.

Addressed to:

Union Bank and Trust Co.
College Parkway
City, NV 89706

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] to ite 63
X Agent
B. Received by (Printed Name) [Signature] Addressee
C. Date of Delivery 63

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



ADMINISTRATIVE
ICE
BUILDING
OR

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

7002 3150 0006 4911 6911

1, August 2001 Domestic Return Receipt

2ACPRI-03-Z-0985 Domestic Return Receipt

COMPLETE THIS SECTION

Items 1, 2, and 3. Also complete restricted delivery is desired. name and address on the reverse can return the card to you. card to the back of the mailpiece, only if space permits.

F.F.A.I.R.
MENT OF PUBLIC WELFARE
016
URG, PA 17105

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] complete
X Agent
B. Received by (Printed Name) [Signature] Addressee to reverse
C. Date of Delivery 63

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

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

7002 3150 0006 4911 6928

1, August 2001 Domestic Return Receipt

2ACPRI-03-Z-0985

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature]
X Agent
B. Received by (Printed Name) [Signature] Addressee
C. Date of Delivery 63

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

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

7002 3150 0006 4911 6942

1, August 2001 Domestic Return Receipt

2ACPRI-03-Z-0985 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature]
X Agent
B. Received by (Printed Name) [Signature] Addressee
C. Date of Delivery 63

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

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

7002 3150 0006 4911 6904

1, August 2001 Domestic Return Receipt

2ACPRI-03-Z-0985

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature]
X Agent
B. Received by (Printed Name) [Signature] Addressee
C. Date of Delivery 63

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

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

7002 3150 0006 4911 6959

1, August 2001 Domestic Return Receipt

2ACPRI-03-Z-0985 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature]
X Agent
B. Received by (Printed Name) [Signature] Addressee
C. Date of Delivery 63

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

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

7002 3150 0006 4911 6935

1, August 2001 Domestic Return Receipt

2ACPRI-03-Z-0985

RIFF SALE

7160 3901 9844 2550 0431

TO: RINEHAMMER, MICHAEL R.
MICHAEL R. RINEHAMMER
 1031 Lasalle Street
 Berwick, PA 18603

SENDER: GOLDBECK MCCAFFERTY & MCKEEVER
 May 8, 2003

REFERENCE: KARCHNER, LARRY D. / MS-1036
 - Columbia

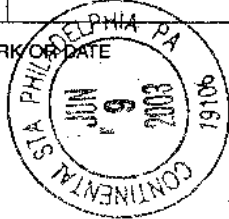
PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

US Postal Service
**Receipt for
 Certified Mail**

No Insurance Coverage Provided
 Do Not Use for International Mail

POSTMARK OR DATE



7160 3901 9844 2550 0424

TO: KARCHNER, LARRY D.
LARRY D. KARCHNER
 1031 Lasalle Street
 Berwick, PA 18603

SENDER: GOLDBECK MCCAFFERTY & MCKEEVER
 May 8, 2003

REFERENCE: KARCHNER, LARRY D. / MS-1036
 - Columbia

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

US Postal Service
**Receipt for
 Certified Mail**

No Insurance Coverage Provided
 Do Not Use for International Mail

POSTMARK OR DATE



Name and Address of Sender
111 S. Independence Mall East
Philadelphia, Pennsylvania 19106

Columbia

GOLDBECK McCAFFER & McKEEVER

BY: Joseph A. Goldbeck, Jr.

Attorney I.D.#16132

Suite 500 - The Bourse Bldg.

111 S. Independence Mall East

Philadelphia, PA 19106

215-627-1322

Attorney for Plaintiff

FIRST UNION NATIONAL BANK

One Old Country Road

Suite 429

Carle Place, NY 11514

Plaintiff

vs.

LARRY D. KARCHNER

MICHAEL R. RINEHAMMER

Mortgagors and Record Owners

1031 Lasalle Street

Berwick, PA 18603

Defendants

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term

No. 2003-CV-307

SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129

FIRST UNION NATIONAL BANK, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

1031 Lasalle Street

Berwick, PA 18603

1. Name and address of Owners or Reputed Owners:

LARRY D. KARCHNER

1031 Lasalle Street

Berwick, PA 18603

MICHAEL R. RINEHAMMER

1031 Lasalle Street

Berwick, PA 18603

2. Name and address of Defendants in the judgment:

LARRY D. KARCHNER

1031 Lasalle Street

Berwick, PA 18603

MICHAEL R. RINEHAMMER

1031 Lasalle Street

Berwick, PA 18603

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

PG ENERGY
1 W. 7th Street
Bloomsburg, PA 17815

BERWICK AREA JOINT SEWER AUTHORITY
208 E. 2nd Street
Berwick, PA 18603

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

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

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

IRWIN UNION BANK AND TRUST CO.
1717 E. COLLEGE PARKWAY
CARSON CITY, NV 89706

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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


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

TENANT/OCCUPANT
1031 Lasalle Street
Berwick, PA 18603

(attach separate sheet if more space is needed)

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

DATED: May 29, 2003


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

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.

FIRST UNION NATIONAL BANK

VS.

LARRY KARCHNER/ MICHAEL
RINEHAMMER

WRIT OF EXECUTION #63 OF 2003 ED

POSTING OF PROPERTY

JUNE 26, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF LARRY KARCHNER/ MICHAEL RINEHAMMER AT 1031 LASALLE ST. 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
COMMISSION EXPIRES NOVEMBER 07, 2005

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

FIRST UNION NATIONAL BANK

Docket # 63ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

LARRY D. KARCHNER
MICHAEL R. RINEHAMMER

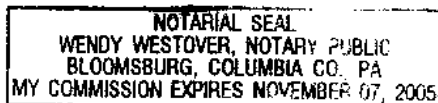
AFFIDAVIT OF SERVICE

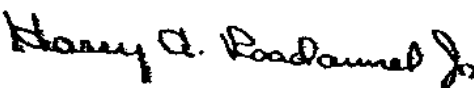
NOW, THIS WEDNESDAY, MAY 28, 2003, AT 10:00 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON MICHAEL RINEHAMMER AT 1205
REAR 2ND AVE., BERWICK BY HANDING TO MICHAEL RINEHAMMER, , A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

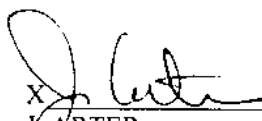
SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, MAY 28, 2003


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.


X
J. CARTER
DEPUTY SHERIFF

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

FIRST UNION NATIONAL BANK

Docket # 63ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

LARRY D. KARCHNER
MICHAEL R. RINEHAMMER

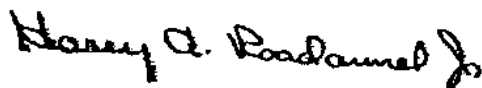
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, MAY 28, 2003, AT 10:00 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON LARRY D. KARCHNER AT 1205 REAR
2ND AVE., BERWICK BY HANDING TO LARRY KARCHNER, , A TRUE AND ATTESTED COPY
OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

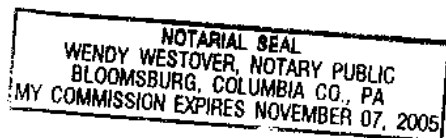
SO ANSWERS,

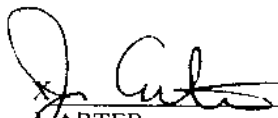
SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, MAY 28, 2003


NOTARY PUBLIC



X
SHERIFF HARRY A. ROADARMEL JR.




CARTER
DEPUTY SHERIFF

**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date May 22, 2003

OWNER OR REPUTED OWNER

Larry D Karchner
Michael R Rinehammer

DESCRIPTION OF PROPERTY

1031 LaSalle St

.06 acre

PARCEL NUMBER

04C,01-255-00,000

IN Berwick Borough 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.

Excluding: Interim Tax Billings

Requested by: Harry Roadarmel, Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00
Per Parcel

rw

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: FIRST UNION NATIONAL BANK

VS

LARRY D. KARCHNER
MICHAEL R. RINEHAMMER

DOCKET # 63ED2003

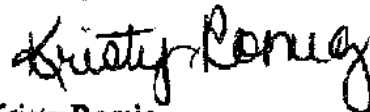
JD# 307JD2003

Dear Harry:

This is a revised letter from my original letter dated May 23, 2003, regarding the above referenced person(s). The outstanding balance on sewer account for the property located at 1031 LaSalle Street, Berwick, Pennsylvania through July 2003 is \$320.60. The account balance through this timeframe is \$260.60, 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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/15/2003

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 63ED2003

PLAINTIFF FIRST UNION NATIONAL BANK

DEFENDANT LARRY D. KARCHNER
MICHAEL R. RINEHAMMER

PERSON/CORP TO SERVED	PAPERS TO SERVED
LARRY D. KARCHNER	WRIT OF EXECUTION - MORTGAGE
1031 LASALLE ST	FORECLOSURE
BERWICK	

SERVED UPON LARRY

RELATIONSHIP — IDENTIFICATION —

DATE — TIME — MILEAGE — OTHER —

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

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

F. OTHER (SPECIFY) —

1205 R 3rd AVE Berwick

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>5-22-03</u>	<u>1040</u>	<u>ARTER</u>	<u>CARD</u>
<u>5-27-03</u>	<u>0800</u>	<u>ARTER</u>	<u>Called R</u>

DEPUTY J. Cuth DATE 5-28-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/15/2003

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 63ED2003

PLAINTIFF FIRST UNION NATIONAL BANK

DEFENDANT LARRY D. KARCHNER
MICHAEL R. RINEHAMMER

PERSON/CORP TO SERVED	PAPERS TO SERVED
MICHAEL RINEHAMMER	WRIT OF EXECUTION - MORTGAGE
1031 LASALLE ST.	FORECLOSURE
BERWICK	

SERVED UPON Michael

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) 1005 R 2nd AVE Berwick

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>5-22-3</u>	<u>1040</u>	<u>ARTER</u>	<u>Called</u>
<u>5-27-3</u>	<u>1800</u>	<u>ARTER</u>	<u>Called Po.</u>

DEPUTY

J. Galt

DATE 5-28-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/15/2003

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 63ED2003

PLAINTIFF FIRST UNION NATIONAL BANK

DEFENDANT LARRY D. KARCHNER
MICHAEL R. RINEHAMMER

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

SERVED UPON Kelly Green

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 5-22-03 TIME 1030 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter DATE 5-22-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/15/2003

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 63ED2003

PLAINTIFF FIRST UNION NATIONAL BANK

DEFENDANT LARRY D. KARCHNER
MICHAEL R. RINEHAMMER

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGHER-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
1615 LINCOLN AVE.	FORECLOSURE
BERWICK	

SERVED UPON CONNIE

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5-22-03 TIME 1100 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) _____

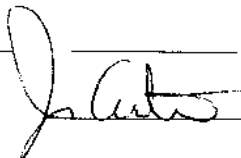
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 5-22-03

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/15/2003

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 63ED2003

PLAINTIFF FIRST UNION NATIONAL BANK

DEFENDANT LARRY D. KARCHNER
MICHAEL R. RINEHAMMER

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

SERVED UPON Islee L. Van - Cust S.S.

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5-22-03 TIME 08:45 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY J. [Signature] DATE 5-22-03

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/15/2003

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 63ED2003

PLAINTIFF FIRST UNION NATIONAL BANK

DEFENDANT LARRY D. KARCHNER
MICHAEL R. RINEHAMMER

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON Ernie Habart

RELATIONSHIP Tax Claim Manager IDENTIFICATION _____

DATE 5-22-03 TIME 0830 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY J. Carter DATE 5-22-03

BERWICK BORO
TAKE CHECKS PAYABLE TO:
Corbis Co.

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

KARCHNER LARRY D
MICHAEL R RINEHAMMER
1031 LASALLE STREET
BERWICK PA 18603

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FILE COPY

BERWICK AREA JOINT SEWER AUTHORITY

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

May 23, 2003

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

**RE: FIRST UNION NATIONAL BANK
VS**

**LARRY D. KARCHNER
MICHAEL R. RINEHAMMER**

DOCKET # 63ED2003

JD# 307JD2003

Dear Harry:

The outstanding balance on sewer account #128321 for the property located at 1031 LaSalle Street, Berwick through July 2003 is \$260.00.

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

Sincerely,

Kelly Greer
Authority Clerk

Customer Report

22-May-2003

Premise Accounts

128321 A

128321

6 1031 LASALLE ST

Attached Consumers

LARRY KARCHNER

Pending Invoices

14-Jun-2002	(\$20.00)	151558
30-Jun-2002	\$20.00	155281
31-Jul-2002	\$20.00	161322
31-Aug-2002	\$20.00	166407
30-Sep-2002	\$20.00	171671
31-Oct-2002	\$20.00	177070
31-Mar-2003	\$20.00	204808
30-Nov-2002	\$20.00	182614
31-Dec-2002	\$20.00	187786
31-Jan-2003	\$20.00	193593
28-Feb-2003	\$20.00	199349
30-Apr-2003	\$20.00	210088
	\$200.00	

Services at this Premise

SPBBA

F

A

1E+05

May - 20.00
June - 20.00
July - 20.00
60.00

260.00

Bill	210088	30-Apr-2003	C	\$20.00	\$20.00		\$200.00
Bill	204808	31-Mar-2003	C	\$20.00	\$20.00		\$180.00
Bill	199349	28-Feb-2003	C	\$20.00	\$20.00		\$160.00
Bill	193593	31-Jan-2003	C	\$20.00	\$20.00		\$140.00
Bill	187786	31-Dec-2002	C	\$20.00	\$20.00		\$120.00
Bill	182614	30-Nov-2002	C	\$20.00	\$20.00		\$100.00
Bill	177070	31-Oct-2002	C	\$20.00	\$20.00		\$80.00
Bill	171671	30-Sep-2002	C	\$20.00	\$20.00		\$60.00
Bill	166407	31-Aug-2002	C	\$20.00	\$20.00		\$40.00
Bill	161322	31-Jul-2002	C	\$20.00	\$20.00		\$20.00
Bill	155281	30-Jun-2002	C	\$20.00	\$20.00		\$0.00
Bill	151558	14-Jun-2002	C	\$0.00	(\$20.00)	Internal Bill	(\$20.00)
UBPayme		09-Jun-2002	C	(\$20.00)	\$0.00	Utility Billing Paym-05	(\$20.00)
Bill	149886	31-May-2002	C	\$20.00	\$0.00		\$0.00
Bill	139449	24-May-2002	C	\$0.00	\$0.00	Internal Bill	(\$20.00)
UBPayme		07-May-2002	C	(\$360.00)	\$0.00	Utility Billing Paym-05	(\$20.00)
Bill	135595	30-Apr-2002	C	\$20.00	\$0.00		\$340.00
Bill	130926	31-Mar-2002	C	\$20.00	\$0.00		\$320.00
Bill	126411	28-Feb-2002	C	\$20.00	\$0.00		\$300.00
Bill	121801	31-Jan-2002	C	\$20.00	\$0.00		\$280.00
Bill	116418	31-Dec-2001	C	\$20.00	\$0.00		\$260.00
Bill	110939	30-Nov-2001	C	\$20.00	\$0.00		\$240.00

Bill	100877	01-Nov-2001	C	\$20.00	\$0.00		\$220.00
Bill	102284	31-Oct-2001	C	\$20.00	\$0.00		\$200.00
Bill	88881185	30-Sep-2001	C	\$180.00	\$0.00		\$180.00
Bill	81185	30-Sep-2001	C	\$20.00	\$0.00		\$20.00

REAL ESTATE OUTLINE

ED # 63-03

DATE RECEIVED 5-15-03
DOCKET AND INDEX 5-22-03
SET FILE FOLDER UP 5-22-03

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE 4
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR ~~\$1,350.00~~ OR 2,000.00 ✓ CK# 176055

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

SALE DATE July 30, 03 TIME 1100
POSTING DATE June 25, 03
ADV. DATES FOR NEWSPAPER
1ST WEEK July 6
2ND WEEK 16
3RD WEEK 23

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

FIRST UNION NATIONAL BANK

One Old Country Road

Suite 429

Carle Place, NY 11514

vs.

LARRY D. KARCHNER

MICHAEL R. RINEHAMMER

1031 Lasalle Street

Berwick, PA 18603

In the Court of Common Pleas of
Columbia County

No. 2003-CV-307

2003-ED-63

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: 1031 Lasalle Street Berwick, PA 18603

See Exhibit "A" attached

AMOUNT DUE

\$55,755.11

Interest From 04/01/2002

Through 05/08/2003

(Costs to be added)

Dated:

5/15/03

Tami B. Kline

Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Elizabeth A. Burran

Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 500 – The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

FIRST UNION NATIONAL BANK
One Old Country Road
Suite 429
Carle Place, NY 11514

Plaintiff

vs.

LARRY D. KARCHNER
MICHAEL R. RINEHAMMER
Mortgagor(s) and Record Owner(s)
1031 Lasalle Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

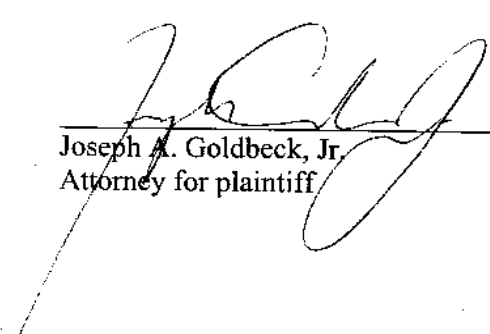
ACTION OF
MORTGAGE FORECLOSURE

NO. 2003-CV-307

2003-ED-63

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

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



Joseph A. Goldbeck, Jr.
Attorney for plaintiff

GOLDBECK McCAFFERTY & McNEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 500 - The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

FIRST UNION NATIONAL BANK
One Old Country Road
Suite 429
Carle Place, NY 11514

Plaintiff

vs.

LARRY D. KARCHNER
MICHAEL R. RINEHAMMER
Mortgagor(s) and Record Owner(s)

1031 Lasalle Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

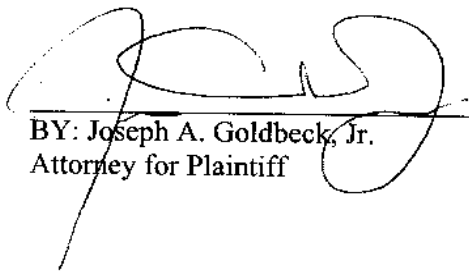
ACTION OF MORTGAGE FORECLOSURE

No. 2003-CV-307

2003 ED-63

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.


BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

ALL THAT CERTAIN NORTHERLY HALF OF A CERTAIN TOWN LOT SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

ONE THE WEST SIDE OF LASALLE STREET, BEING THE NORTHERLY HALF OF LOT NO. 7 SECTION 27 OF THE LAND IMPROVEMENT COMPANY'S ADDITION TO BERWICK.

BEING BOUNDED ON THE NORTH BY LOT NO. 8 SECTION 27, A DISTANCE OF 140 FEET; ON THE EAST BY LASALLE STREET, A DISTANCE OF 20 FEET; ON THE SOUTH BY THE SOUTHERLY HALF OF LOT NO. 7 IN SECTION 27 A DISTANCE OF 140 FEET AND ON THE WEST BY AN ALLEY A DISTANCE OF 20 FEET.

BEING THE PROPERTY OF LARRY D. KARCHNER AND MICHAEL R RINEHAMMER BY DEED FROM LARRY D KARCHNER DATED: 7/30/98 AND RECORDED 8/4/98 IN BOOK 696 PAGE 425.

TAX PARCEL NO. 04C-01-255

PROPERTY ADDRESS: 1031 LASALLE STREET, BERWICK, PA 18603.

ALL THAT CERTAIN NORTHERLY HALF OF A CERTAIN TOWN LOT SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

ONE THE WEST SIDE OF LASALLE STREET, BEING THE NORTHERLY HALF OF LOT NO. 7 SECTION 27 OF THE LAND IMPROVEMENT COMPANY'S ADDITION TO BERWICK.

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TAX PARCEL NO. 04C-01-255

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ONE THE WEST SIDE OF LASALLE STREET, BEING THE NORTHERLY HALF OF LOT NO. 7 SECTION 27 OF THE LAND IMPROVEMENT COMPANY'S ADDITION TO BERWICK.

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BEING THE PROPERTY OF LARRY D. KARCHNER AND MICHAEL R RINEHAMMER BY DEED FROM LARRY D KARCHNER DATED: 7/30/98 AND RECORDED 8/4/98 IN BOOK 696 PAGE 425.

TAX PARCEL NO. 04C-01-255

PROPERTY ADDRESS: 1031 LASALLE STREET, BERWICK, PA 18603.

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ONE THE WEST SIDE OF LASALLE STREET, BEING THE NORTHERLY HALF OF LOT NO. 7 SECTION 27 OF THE LAND IMPROVEMENT COMPANY'S ADDITION TO BERWICK.

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BEING THE PROPERTY OF LARRY D. KARCHNER AND MICHAEL R RINEHAMMER BY DEED FROM LARRY D KARCHNER DATED: 7/30/98 AND RECORDED 8/4/98 IN BOOK 696 PAGE 425.

TAX PARCEL NO. 04C-01-255

PROPERTY ADDRESS: 1031 LASALLE STREET, BERWICK, PA 18603.

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BEING THE PROPERTY OF LARRY D. KARCHNER AND MICHAEL R RINEHAMMER BY DEED FROM LARRY D KARCHNER DATED: 7/30/98 AND RECORDED 8/4/98 IN BOOK 696 PAGE 425.

TAX PARCEL NO. 04C-01-255

PROPERTY ADDRESS: 1031 LASALLE STREET, BERWICK, PA 18603.

SHERIFF'S DEPARTMENT Columbia COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ FIRST UNION NATIONAL BANK	COURT NUMBER 2003-CV-307	
DEFENDANT/S/ LARRY D. KARCHNER and MICHAEL R. RINEHAMMER	WRIT OF EXECUTION	

<div style="display: flex; align-items: center; justify-content: center;"><div style="border: 1px solid black; width: 100px; height: 100px; margin-right: 10px; position: relative;"><div style="position: absolute; top: -10px; left: 50%; transform: translateX(-50%);">SERVE</div></div><div style="font-size: 4em; line-height: 1;">{</div></div>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE MICHAEL R RINEHAMMER</div> <div style="border: 1px solid black; padding: 5px;">ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1031 Lasalle Street, Berwick, PA 18603</div>
---	--

AT

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE SERVE DEFENDANT OR PERSON IN CHARGE.		
SIGNATURE OF ATTORNEY <div style="text-align: center; font-family: cursive; font-size: 1.2em;"><i>Joseph A.</i></div>	TELEPHONE NUMBER (215) 627-1322	DATE May 8, 2003
ADDRESS OF ATTORNEY GOLDBECK McCAFFERTY & McKEEVER Suite 500 – The Bourse Bldg. 111 S. Independence Mall East Philadelphia, PA 19106		

GOLDBECK McCARTHY & McKEEVER

BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 500 - The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

FIRST UNION NATIONAL BANK
One Old Country Road
Suite 429
Carle Place, NY 11514

Plaintiff

vs.

LARRY D. KARCHNER
MICHAEL R. RINEHAMMER
Mortgagor(s) and Record Owner(s)

1031 Lasalle Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term
No. 2003-CV-307

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: RINEHAMMER, MICHAEL R.
MICHAEL R. RINEHAMMER
1031 Lasalle Street
Berwick, PA 18603

Your house at 1031 Lasalle Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on _____, at _____, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$55,755.11 obtained by FIRST UNION NATIONAL BANK against you.

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

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

1. The sale will be cancelled if you pay to FIRST UNION NATIONAL BANK, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call:
215-627-1322
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

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

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid price by calling the Sheriff of Columbia County at 570-389-5624.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5624.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

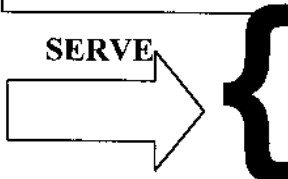
**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A
LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO
FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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

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

SHERIFF'S DEPARTMENT Columbia COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ FIRST UNION NATIONAL BANK	COURT NUMBER 2003-CV-307	
DEFENDANT/S/ LARRY D. KARCHNER and MICHAEL R. RINEHAMMER	WRIT OF EXECUTION	

SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE LARRY D. KARCHNER
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 1031 Lasalle Street, Berwick, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE SERVE DEFENDANT OR PERSON IN CHARGE.		
SIGNATURE OF ATTORNEY Joseph A.	TELEPHONE NUMBER (215) 627-1322	DATE May 8, 2003
ADDRESS OF ATTORNEY GOLDBECK McCAFFERTY & McKEEVER Suite 500 – The Bourse Bldg. 111 S. Independence Mall East Philadelphia, PA 19106		

GOLDBECK McCARTHY & McKEEVER

BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 500 - The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

FIRST UNION NATIONAL BANK
One Old Country Road
Suite 429
Carle Place, NY 11514

Plaintiff

vs.

LARRY D. KARCHNER
MICHAEL R. RINEHAMMER
Mortgagor(s) and Record Owner(s)

1031 Lasalle Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS
of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE

Term
No. 2003-CV-307

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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: KARCHNER, LARRY D.
LARRY D. KARCHNER
1031 Lasalle Street
Berwick, PA 18603

Your house at 1031 Lasalle Street, Berwick, PA 18603 is scheduled to be sold at Sheriff's Sale on _____, at _____ in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$55,755.11 obtained by FIRST UNION NATIONAL BANK against you.

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EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

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

Goldbeck McCafferty & McKeever
BY: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
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111 S. Independence Mall East
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

FIRST UNION NATIONAL BANK
One Old Country Road
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Plaintiff

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LARRY D. KARCHNER
MICHAEL R. RINEHAMMER
(Mortgagor(s) and Record Owner(s))
1031 Lasalle Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2003-CV-307

2003-ED-63

AFFIDAVIT PURSUANT TO RULE 3129

FIRST UNION NATIONAL BANK, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

1031 Lasalle Street
Berwick, PA 18603

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

LARRY D. KARCHNER
1031 Lasalle Street
Berwick, PA 18603

MICHAEL R. RINEHAMMER
1031 Lasalle Street
Berwick, PA 18603

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

LARRY D. KARCHNER
1031 Lasalle Street
Berwick, PA 18603

MICHAEL R. RINEHAMMER
1031 Lasalle Street
Berwick, PA 18603

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

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

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

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

IRWIN UNION BANK AND TRUST CO.
1717 E. COLLEGE PARKWAY
CARSON CITY, NV 89706

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

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

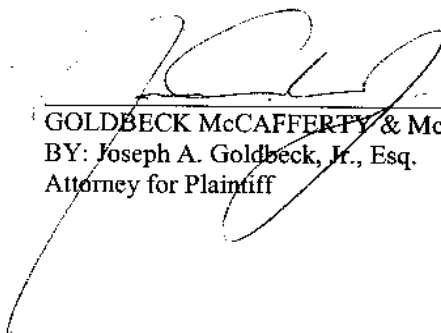
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANT/OCCUPANT
1031 Lasalle Street
Berwick, PA 18603

(attach separate sheet if more space is needed)

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

DATED: May 8, 2003



GOLDBECK McCafferty & McKeever
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

Goldbeck McCafferty & McKeever
BY: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
Suite 500 - The Bourse Bldg.
111 S. Independence Mall East
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

FIRST UNION NATIONAL BANK

One Old Country Road
Suite 429
Carle Place, NY 11514

Plaintiff

vs.

LARRY D. KARCHNER
MICHAEL R. RINEHAMMER
(Mortgagor(s) and Record Owner(s))
1031 Lasalle Street
Berwick, PA 18603

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2003-CV-307

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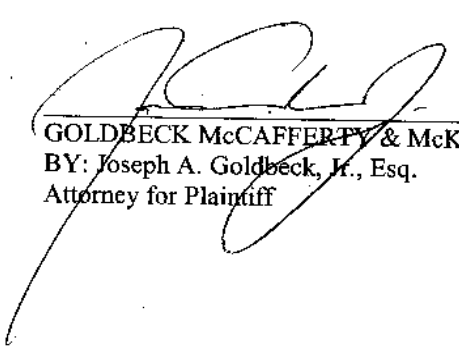
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DATED: May 8, 2003



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BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

GOLDBECK McCARTHY & McKEEVER

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215-627-1322
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FIRST UNION NATIONAL BANK
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Plaintiff

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Mortgagor(s) and Record Owner(s)

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Defendant(s)

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FORECLOSURE

Term

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MICHAEL R. RINEHAMMER
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Bloomsburg, PA 17815

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

**GOLDBECK MCCAFFERTY & MCKEEVER
A PROFESSIONAL CORPORATION**

SUITE 500, BOURSE BUILDING
111 SOUTH INDEPENDENCE MALL EAST
PHILADELPHIA, PA 19106

FIRSTTRUST BANK
3-7380-2360

176055

5/8/2003

PAY TO THE
ORDER OF *Sheriff of Columbia County*

****2,000.00**

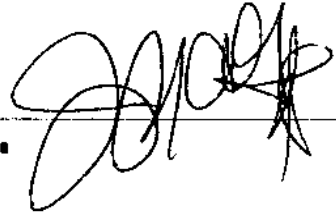
*Two Thousand and 00/100******

DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO

Karchner, Larry D.



⑈ 176055 ⑈ ⑆ 23607380 ⑆ ⑆ 70 ⑆ 1100018 ⑈

GOLDBECK MCCAFFERTY & MCKEEVER

Sheriff of Columbia County

5/8/2003

176055
2,000.00

Mortgage Disburse Karchner, Larry D.

2,000.00