

SHERIFF'S SALE COST SHEET

Lasalle Bank, N.A. VS. Rosario & Tabitha DiGnese
 NO. 65-03 ED NO. 349-03 JD DATE/TIME OF SALE 8-13-03 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>37.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL *****	\$ <u>439.50</u>

WEB POSTING	1554	\$150.00
PRESS ENTERPRISE INC.	55	\$ <u>540.20</u>
SOLICITOR'S SERVICES	56	\$75.00
TOTAL *****		\$ <u>765.20</u>

PROTHONOTARY (NOTARY)	1426	\$10.00
RECORDER OF DEEDS	1427	\$ <u>41.50</u>
TOTAL *****		\$ <u>51.50</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>121</u>
SCHOOL DIST. 20	\$ <u>660.40</u>
DELINQUENT 20	\$ <u>850.03</u>

TOTAL ***** \$ 1510.43 59

58 877.74 tax claim for

632.69 to Lorie
Glenndale

MUNICIPAL FEES DUE:

SEWER	20 57	\$ <u>219.40</u>
WATER	20	\$

TOTAL ***** \$ 219.40

SURCHARGE FEE (DSTE)

\$ 140.00

MISC. _____ \$ _____
 _____ \$ _____

TOTAL ***** \$ -0-

TOTAL COSTS (OPENING BID) \$ 3126.03

GRENN & BIRSIC, P.C.
ATTORNEYS AT LAW
ONE GATEWAY CENTER
NINE WEST
PITTSBURGH, PENNSYLVANIA 15222
(412) 281-7650
FAX (412) 281-7657

December 18, 2003

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

ATTN: Real Estate Dept.

**RE: LaSalle Bank, N.A., et al.,
vs.
Rosario Dianese and Tabitha Dianese
Docket No.: 349 CV 2003
Sale Date: August 13, 2003**

Dear Sir/Madam:

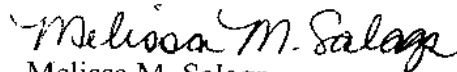
Enclosed please find a check in the amount of \$1,838.55, made payable to the Sheriff of Columbia County. This amount represents additional Sheriff Sale costs and/or taxes. Also enclosed are two (2) Realty Transfer Tax Statements of Value.

Please have the Sheriff's Deed recorded in the name of the following:

**LaSalle Bank, N.A., f/k/a LaSalle National Bank
as Trustee under the Pooling and Servicing
Agreement Dated June 1, 1998, Series 1998-4
909 Hidden Ridge Drive, Suite 200
Irving, TX 75038**

Please return the recorded Sheriff's Deed to our office in the enclosed envelope. If you have any questions, or require additional information, please contact my office.

Very truly yours,


Melissa M. Salaga
Paralegal

Enclosures



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

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 Kristine M. Anthou -- Grenen & Birsic Telephone Number: 412 281-7650
Area Code ()
Street Address One Gateway Center, Nine West City Pittsburgh, PA State 15222 Zip Code

B TRANSFER DATA

Grantor(s)/Lessor(s) <u>Columbia County Sheriff</u>	Date of Acceptance of Document <u>LaSalle Bank, N.A. f/k/a LaSalle National Bank, as Trustee under the Pooling and Servicing Agreement Dated June 1, 1998, Series 1998-4</u>
Street Address <u>P.O. Box 380</u>	Street Address <u>909 Hidden Ridge Drive, Suite 200</u>
City <u>Bloomsburg, PA</u> State <u>17815</u> Zip Code	City <u>Irving, TX</u> State <u>75038</u> Zip Code

C PROPERTY LOCATION

Street Address <u>1505 Fairview Avenue</u>	City, Township, Borough <u>Berwick Borough</u>
County <u>Columbia</u>	School District <u>Berwick</u>
	Tax Parcel Number <u>04D-05-156</u>

D VALUATION DATA

1. Actual Cash Consideration <u>\$3,126.03</u>	2. Other Consideration <u>+ 0.00</u>	3. Total Consideration <u>= \$3,126.03</u>
4. County Assessed Value <u>\$21,032.00</u>	5. Common Level Ratio Factor <u>x 2.92</u>	6. Fair Market Value <u>= \$61,413.44</u>

E EXEMPTION DATA

1a. Amount of Exemption Claimed <u>100%</u>	1b. Percentage of Interest Conveyed <u>100%</u>
--	--

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 699, Page Number 101.
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) 100% Exemption for a transfer to the Holder of a mortgage in default acquired through judicial sale pursuant to 72 P.S. Section 8102 (c) (3) (16).

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 <u>Kristine M. Anthou</u>	Date <u>12/18/03</u>
--	-------------------------

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

CITIZENS BANK
PENNSYLVANIA

6691

GRENNEN & BIRSIC, P. C.

IOLTA ACCOUNT

ONE GATEWAY CENTER NINE WEST
PITTSBURGH, PA 15222-1416
412-281-7650

3-7615/380
635

12/18/2003

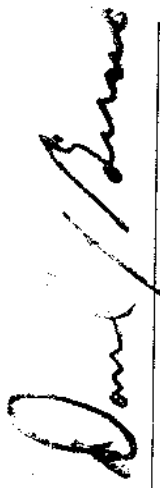
PAY TO THE
ORDER OF Columbia County Sheriff

\$ **1,838.55

One Thousand Eight Hundred Thirty-Eight and 55/100*****1

DOLLARS

Columbia County Sheriff



MEMO 51-1138 MMS

⑈006691⑈ ⑈038076150⑈ 610123257⑈

Phone: 570 389 5622
Fax:

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Grenen & Birsic, P.C.

From: Chief Deputy Tim Chamberlain

Fax: 412-281-7657

Date: November 18, 2003

Dec 16, 2003

Phone:

Pages: 3

Re: Rosario & Tabitha Dianese

CC:

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

•Comments: This sale was held August 13, 2003, however I have not received deed instructions or the balance owed which is \$1,838.55.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

LaSalle Bank N.A vs Rosario & Tabitha Nigrese

NO. 65-03 ED NO. 549-03 JD

DATE/TIME OF SALE: 8-13-03 0930

BID PRICE (INCLUDES COST) \$ 3126.03

POUNDAGE - 2% OF BID \$ 62.52

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

LIEN CERTIFICATE \$ 0-

MISC. COSTS \$ 0-

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3188.55

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

Att. For Plaintiff

TOTAL DUE: \$ 3188.55

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1838.55

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 23, 30; August 6, 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.

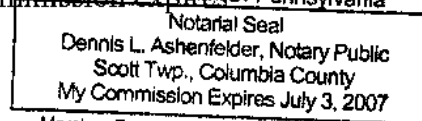
Paul R. Eyerly IV

Sworn and subscribed to before me this 7th day of August, 2003

[Signature]

(Notary Public)

My commission expires Commonwealth of Pennsylvania



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

.....

**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date May 23, 2003, _____

OWNER OR REPUTED OWNER

Rosario Dianese

DESCRIPTION OF PROPERTY

1505 Fairview Ave
.17 acre

PARCEL NUMBER 040,05-156-00,000 IN Berwick Borough Township
Borough
City

YEAR	TOTAL
2002	815.03
Cost	30.00
Lien	5.00
TOTAL	\$ 850.03

The above figures represent the amount(s) due during the month of
Sept. 2003.

This is to certify that, according to our records, there are tax liens 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

GRENN & BIRSIC, P.C.

ATTORNEYS AT LAW
One Gateway Center
Nine West
Pittsburgh, Pennsylvania 15222
(412) 281-7650
FAX (412) 281-7657

July 23, 2003

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

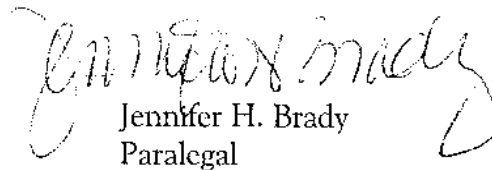
Re: LaSalle Bank, N.A. et al. vs. Rosario Dianese and Tabitha Dianese
Case No.: 349 CV 2003

Dear Madam or Sir:

Enclosed please find a copy of Leinholder Affidavit of Service Pursuant to Rule 3129.2(c)(2), Affidavit of Service Defendants/Owners Pursuant to Rule 3129.2 as to Tabitha Dianese only and a extra copy of the cover pages with respect to the above-referenced matter. The originals have been filed with the Prothonotary Office. Kindly stamp the extra cover page indicating that you have received your copies and return them to us in the self-addressed, stamped envelope which we have provided.

Thank you for your assistance in this matter. If you have any questions or need anything further, please call me.

Very Truly Yours,


Jennifer H. Brady
Paralegal

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LASALLE BANK, N.A., F/K/A
LASALLE NATIONAL BANK, AS
TRUSTEE UNDER THE POOLING AND
SERVICING AGREEMENT DATED
NOVEMBER 1, 1998, SERIES 1998-4,

Plaintiff,

vs.

ROSARIO DIANESE AND
TABITHA DIANESE,

Defendants.

CIVIL DIVISION

ISSUE NUMBER:

NO.: 349 CV 2003

TYPE OF PLEADING:

Pa. R.C.P. RULE 3129.2(c)(2)
PURSUANT TO RULE 3129.1
LIENHOLDER AFFIDAVIT OF
SERVICE

CODE -

FILED ON BEHALF OF PLAINTIFF:

LaSalle Bank, N.A., F/K/A LaSalle
National Bank, as Trustee Under the
Pooling and Servicing Agreement dated
November 1, 1998, Series 1998-4

COUNSEL OF RECORD FOR THIS
PARTY:

Kristine M. Anthou, Esquire
Pa. I.D. #77991

GRENN & BIRSIC, P.C.
One Gateway Center
9 West
Pittsburgh, PA 15222
(412) 281-7650

SALE DATE: 8/13/03

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LASALLE BANK, N.A., F/K/A
LASALLE NATIONAL BANK, AS
TRUSTEE UNDER THE POOLING AND
SERVICING AGREEMENT DATED
NOVEMBER 1, 1998, SERIES 1998-4,

CIVIL DIVISION
NO.: 349 CV 2003

Plaintiff,

vs.

ROSARIO DIANESE AND
TABITHA DIANESE,

Defendants.

Pa. R.C.P. RULE 3129.2(c)(2)
LIENHOLDER AFFIDAVIT OF SERVICE

I, Kristine M. Anthou, Attorney for Plaintiff, LaSalle Bank, N.A., F/K/A LaSalle National Bank, as Trustee Under the Pooling and Servicing Agreement dated November 1, 1998, Series 1998-4, being duly sworn according to law, deposes and makes the following Affidavit regarding service of the notice of the sale of real property on all persons named in Paragraphs 3 through 7 of Plaintiff's Affidavit Pursuant to Rule 3129.1, as well as all persons named in Plaintiff's Supplemental Affidavit pursuant to Rule 3129.1 as follows:


1. By letters dated May 28, 2003, undersigned counsel served all persons (other than the Plaintiff) named in Paragraphs 3 through 7 of Plaintiff's Affidavit Pursuant to Rule 3129.1 with a notice of the sale of real property by ordinary mail at the respective addresses set forth in the Affidavit Pursuant to Rule 3129.1. True and correct copies of said Affidavit Pursuant to Rule 3129.1 and Certificates of Mailing and any letters, if returned as of this date, are marked Exhibit "A", attached hereto, and made a part hereof.

2. By letters dated May 29, 2003, undersigned counsel served the persons named in Plaintiff's Supplemental Affidavit Pursuant to Rule 3129.1 with a notice of the sale of real property by ordinary mail at the respective address set forth in the Supplemental Affidavit Pursuant to Rule 3129.1. A true and correct copy of said Supplemental Affidavit Pursuant to Rule 3129.1 and Certificate of Mailing are marked Exhibit "B", attached hereto, and made a part hereof.

I verify that the facts contained in this Affidavit are true and correct based upon my personal knowledge, information and belief.

GRENN & BIRSIC, P.C.

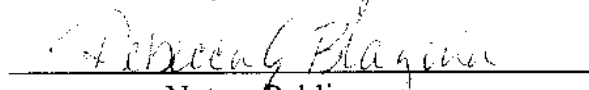
BY:



Kristine M. Anthou, Esquire
Attorneys for Plaintiff
One Gateway Center, Nine West
Pittsburgh, PA 15222
(412) 281-7650

Sworn to and subscribed before

me this 23rd day of July, 2003.


Notary Public

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Rebecca G. Blazina, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires June 2, 2007

Member, Pennsylvania Association Of Notaries

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LASALLE BANK, N.A., F/K/A
LASALLE NATIONAL BANK, AS
TRUSTEE UNDER THE POOLING AND
SERVICING AGREEMENT DATED
NOVEMBER 1, 1998, SERIES 1998-4,

CIVIL DIVISION

NO.: 349 CV 2003

Plaintiff,

vs.

ROSARIO DIANESE AND
TABITHA DIANESE,

Defendants.

AFFIDAVIT PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

LaSalle Bank, N.A., F/K/A LaSalle National Bank, as Trustee Under the Pooling and Servicing Agreement dated November 1, 1998, Series 1998-4, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property of Rosario Dianese located at 1505 Fairview Avenue, Berwick, PA 18603 and is more fully described as follows:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF ROSARIO DIANESE, IN
AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 1505 FAIRVIEW AVENUE, BERWICK, PENNSYLVANIA 18603. DEED BOOK VOLUME 699, PAGE 97, AND PARCEL NUMBER 04D-05-156.

1. The name and address of the owner(s) or reputed owner(s):

Rosario Dianese	1505 Fairview Ave. Berwick, PA 18603
-----------------	---

2. The name and address of the defendants in the judgment:

Rosario Dianese	1505 Fairview Ave. Berwick, PA 18603
-----------------	---

Tabitha Dianese	213 East Fifth St. Berwick, PA 18603
-----------------	---

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

LaSalle Bank, N.A., et al.	[Plaintiff]
----------------------------	-------------

Commonwealth of PA	Dept. of Revenue Department 280948 Harrisburg, PA 17129
--------------------	---

4. The name and address of the last record holder of every mortgage of record:

LaSalle Bank, N.A., et al.	[Plaintiff]
----------------------------	-------------

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

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

PA Department of Revenue	Bureau of Individual Taxes Inheritance Tax Division, Dept. 280601 Harrisburg, PA 17128-0601
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Commonwealth of Pennsylvania	Department of Welfare P.O. Box 2675 Harrisburg, PA 17105
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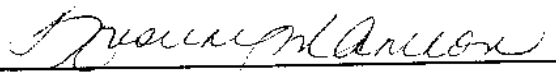
6. The name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

None

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

None

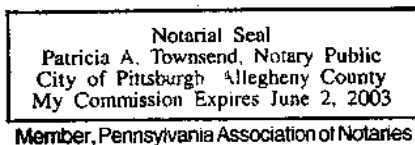
I verify that the statements made in the Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. §4904 relating to unsworn falsification to authorities.


Kristine M. Anthou, Esquire
Attorney for Plaintiff

SWORN to and subscribed before

me this 14th day of May, 2003.


Notary Public



Received From:

GRENEY & BIRSIC, PC.
ONE GATEWAY CENTER
NINE WEST
PITTSBURGH, PA 15222

Dianese

One piece of ordinary mail addressed to:

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

PS Form 3817, January 2001

Affix fee here in stamps
or meter postage and
post mark. Inquire of
Postmaster for current
fee.

CERTIFICATE OF MAILING

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE-POSTMASTER

Received From:

GRENEY & BIRSIC, PC.
ONE GATEWAY CENTER
NINE WEST
PITTSBURGH, PA 15222

Dianese

One piece of ordinary mail addressed to:

*Commonwealth of PA
Dept of Revenue
PO Box 2675
Harrisburg PA 17105*

PS Form 3817, January 2001

U.S. POSTAL SERVICE

CERTIFICATE OF MAILING

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE-POSTMASTER

Received From:

GRENEY & BIRSIC, PC.
ONE GATEWAY CENTER
NINE WEST
PITTSBURGH, PA 15222

Dianese

One piece of ordinary mail addressed to:

*Commonwealth of PA
Dept of Revenue
Dept. 280948
Harrisburg PA 17129*

PS Form 3817, January 2001

Affix fee here in stamps
or meter postage and
post mark. Inquire of
Postmaster for current
fee.

U.S. POSTAL SERVICE

CERTIFICATE OF MAILING

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE-POSTMASTER

Received From:

GRENEY & BIRSIC, PC.
ONE GATEWAY CENTER
NINE WEST
PITTSBURGH, PA 15222

Dianese

One piece of ordinary mail addressed to:

*PA Dept of Revenue
Bureau of Individual Taxes
Inheritance Tax Division, Dept 280601
Harrisburg PA 17108-0601*

PS Form 3817, January 2001

Affix fee here in stamps
or meter postage and
post mark. Inquire of
Postmaster for current
fee.

Exhibit "B"

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LASALLE BANK, N.A., F/K/A
LASALLE NATIONAL BANK, AS
TRUSTEE UNDER THE POOLING AND
SERVICING AGREEMENT DATED
NOVEMBER 1, 1998, SERIES 1998-4,

CIVIL DIVISION

NO.: 349 CV 2003

Plaintiff,

VS.

ROSARIO DIANESE AND
TABITHA DIANESE,

Defendants.

SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

LaSalle Bank, N.A., F/K/A LaSalle National Bank, as Trustee Under the Pooling and Servicing Agreement dated November 1, 1998, Series 1998-4, Plaintiff in the above-captioned action files the instant Supplemental Affidavit Pursuant to Rule 3129.1. The information identified below is in addition to the information previously identified in the Affidavit Pursuant to Rule 3129.1.

As of the date that the Praeipce for Writ of Execution was filed, the information set forth below was of record concerning the real property of Rosario Dianese located at 1505 Fairview Avenue, Berwick, PA 18603, and is more fully described as follows:

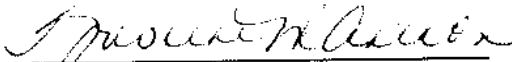
ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF ROSARIO DIANESE, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 1505 FAIRVIEW AVENUE, BERWICK, PENNSYLVANIA 18603. DEED BOOK VOLUME 699, PAGE 97, AND PARCEL NUMBER 04D-05-156.

1. The name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:

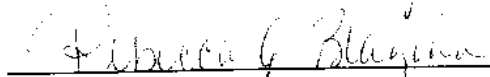
First North American National Bank
c/o Olin Neil and Haltrecht
PO Box 356
West Chester, PA 19381

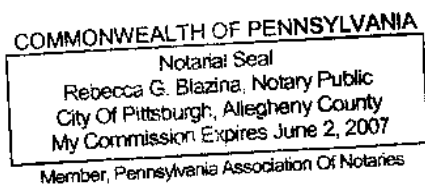
I verify that the statements made in the Supplemental Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. §4904 relating to unsworn falsification to authorities.


Kristine M. Anthou, Esquire
Attorneys for Plaintiff

SWORN TO and SUBSCRIBED BEFORE ME

THIS 23rd DAY OF July, 2003.


Notary Public



U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From:		51-1138	
		GREEN & BIRSH, P.C.	
		ONE GATEWAY CENTER	
		NINE WEST	
		PITTSBURGH, PA 15222	
One piece of ordinary mail addressed to:			
First North American National Bank			
c/o Olin Neil and Tathrecht			
PO Box 356			
West Chester, PA 19381			

Affix fee here in stamps

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LASALLE BANK, N.A., F/K/A
LASALLE NATIONAL BANK, AS
TRUSTEE UNDER THE POOLING AND
SERVICING AGREEMENT DATED
NOVEMBER 1, 1998, SERIES 1998-4,

Plaintiff,

vs.

ROSARIO DIANESE AND
TABITHA DIANESE,

Defendants.

CIVIL DIVISION

ISSUE NUMBER:

NO.: 349 CV 2003

TYPE OF PLEADING:

Pa. R.C.P. RULE 3129.2(c)
AFFIDAVIT OF SERVICE
DEFENDANTS/OWNERS
(as to Tabitha Dianese only)

CODE -

FILED ON BEHALF OF PLAINTIFF:

LaSalle Bank, N.A., F/K/A LaSalle
National Bank, as Trustee Under the
Pooling and Servicing Agreement dated
November 1, 1998, Series 1998-4

COUNSEL OF RECORD FOR THIS
PARTY:

Kristine M. Anthou, Esquire
Pa. I.D. #77991

GRENN & BIRSIC, P.C.
One Gateway Center
9 West
Pittsburgh, PA 15222
(412) 281-7650

SALE DATE: 8/13/03

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LASALLE BANK, N.A., F/K/A
LASALLE NATIONAL BANK, AS
TRUSTEE UNDER THE POOLING AND
SERVICING AGREEMENT DATED
NOVEMBER 1, 1998, SERIES 1998-4,

CIVIL DIVISION

NO.: 349 CV 2003

Plaintiff,

vs.

ROSARJO DIANESE AND
TABITHA DIANESE,

Defendants.

Pa. R.C.P. RULE 3129.2(c) AFFIDAVIT OF SERVICE
DEFENDANTS/OWNERS

Kristine M. Anthou, Esquire, Attorney for Plaintiff, LaSalle Bank, N.A., F/K/A LaSalle National Bank, as Trustee Under the Pooling and Servicing Agreement dated November 1, 1998, Series 1998-4, being duly sworn according to law deposes and makes the following Affidavit regarding service of Plaintiff's notice of the sale of real property in this matter on February 24, 2003 as follows:

1. Rosario Dianese is the owner of the real property and have not entered an appearance of record.
2. By letter dated May 28, 2003, the undersigned counsel served Defendant, Tabitha Dianese, with a true and correct copy of Plaintiff's notice of the sale of real property by certified mail, restricted delivery, return receipt requested, addressed to 213 East Fifth Street, Berwick, PA 18603. On or about June 9, 2003, the signed certified mail receipt was returned to Plaintiff, indicating the Defendant was served with the Notice of Sheriff's Sale. A true and correct copy of the returned certified mail receipt, is marked Exhibit "A", attached hereto and made a part hereof.

I verify that the facts contained in this Affidavit are true and correct based upon my personal knowledge, information, and belief.

GRENN & BIRSIC, P.C.

BY: Kristine M. Anthou
Kristine M. Anthou, Esquire
Attorneys for Plaintiff
Nine West, One Gateway Center
Pittsburgh, PA 15222
(412) 281-7650

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23rd DAY OF July, 2003.

Rebecca G. Blazina
Notary Public

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Rebecca G. Blazina, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires June 2, 2007

Member, Pennsylvania Association Of Notaries

Exhibit "A"

7002 0510 0000 7482 8257

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Postage: 2.37
 Certified Fee: 2.30
 Return Receipt Fee (endorsement required): 1.75
 Restricted Delivery Fee (endorsement required): 3.50
 Total Postage & Fees: \$7.92

GRENN & BIRSIC, PC.
 ONE GATEWAY CENTER
 NINE WEST
 PITTSBURGH, PA 15222

5/28/03

Sent to: Tabitha Diaruse
 Street, Apt. No., or P.O. Box: 213 East Fifth St.
 City, State, ZIP+4: Berwick, PA 18603

PS Form 3800, January 2002[®] See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> Tabitha Diaruse <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input checked="" type="checkbox"/> Tabitha Diaruse <input type="checkbox"/> Date of Delivery JUN 09 2003</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to: Tabitha Diaruse 213 East Fifth St. Berwick, PA 18603</p>	<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. At (1) PS F</p>	<p>4. Restricted Delivery? (Extra Fee) <input checked="" type="checkbox"/> Yes</p>

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.

LASALLE BANK, N.A.

VS.

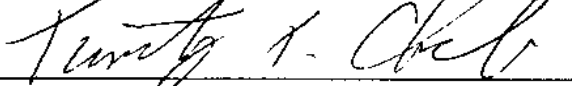
ROSARIO AND TABITHA DIANESE

WRIT OF EXECUTION #65 OF 2003 ED

POSTING OF PROPERTY

JULY 11, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF ROSARIO AND TABITHA DIANESE AT 1505 FAIRVIEW AVE. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.

SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 22ND DAY OF JULY 2003

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

LASALLE BANK, N.A. F/K/A LASALLE
NATIONAL BANK, AS TRUSTEE UNDER
THE POOLING AND SERVICING
AGREEMENT DATED NOVEMBER 1, 1998,
SERIES 1998-4

Docket # 65ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

ROSARIO AND TABITHA DIANESE

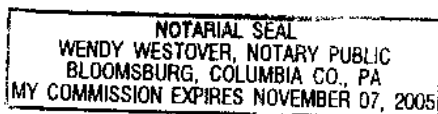
AFFIDAVIT OF SERVICE

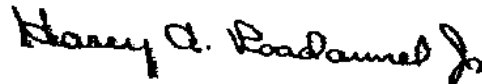
NOW, THIS FRIDAY, MAY 23, 2003, AT 10:33 AM, SERVED THE WITHIN WRIT OF EXECUTION
- MORTGAGE FORECLOSURE UPON ROSARIO DIANESE AT 1505 FAIRVIEW AVE.,
BERWICK BY HANDING TO ROSARIO DIANESE, , A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,


SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, MAY 27, 2003


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.


X
G. MILLARD
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) 389-5422

24 HOUR PHONE
(570) 784-6306

LASALLE BANK, N.A. F/K/A LASALLE
NATIONAL BANK, AS TRUSTEE UNDER
THE POOLING AND SERVICING
AGREEMENT DATED NOVEMBER 1, 1998,
SERIES 1998-4

Docket # 65ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

ROSARIO AND TABITHA DIANESE

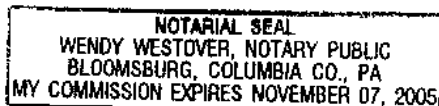
AFFIDAVIT OF SERVICE

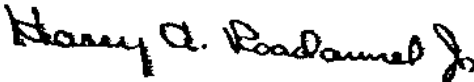
NOW, THIS TUESDAY, MAY 27, 2003, AT 3:01 PM, SERVED THE WITHIN WRIT OF EXECUTION
- MORTGAGE FORECLOSURE UPON TABITHA DIANESE AT 213 E. 5TH ST., BERWICK
BY HANDING TO TABITHA DIANESE, , A TRUE AND ATTESTED COPY OF THE ORIGINAL
WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, MAY 27, 2003


NOTARY PUBLIC





X
SHERIFF HARRY A. ROADARMEL JR.


X
G. MILLARD
DEPUTY SHERIFF

Tax Notice 2003 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Giringer
 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

DIANESE ROSARIO
 1505 FAIRVIEW 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		3199	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY		
GENERAL	21,032	5.646	116.37	118.75	130.63		
SINKING		.845	17.41	17.77	19.55		
LIGHT		.75	15.45	15.77	16.56		
FIRE		1.25	25.76	26.29	27.60		
BORO RE		6.1	125.73	128.30	134.72		
The discount & penalty have been calculated for your convenience				300.72	306.88	329.06	
PAY THIS AMOUNT				Adpt 30	June 30	June 30	
				If paid on or before	If paid on or before	If paid after	
CNTRY 2 % TWP 2 % Discount 2 % Penalty 10 % PARCEL: 04D-05-156-00,000 1505 FAIRVIEW AVE 1653 Acres Land 2,880 Buildings 18,152 Total Assessment 21,032				300.72	306.88	329.06	

This tax returned to
 courthouse on:
 January 1, 2004

FILE COPY

ENC

4/27/03

These are not paid by a Party Co.
Thanks
V Council

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/20/2003

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 65ED2003

PLAINTIFF

LASALLE BANK, N.A. F/K/A LASALLE NATIONAL BANK,
AS TRUSTEE UNDER THE POOLING AND SERVICING
AGREEMENT DATED NOVEMBER 1, 1998, SERIES 1998-4

DEFENDANT

ROSARIO AND TABITHA DIANESE

PERSON/CORP TO SERVED
TABITHA DIANESE
213 E. 5TH ST.
BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Tabitha DiANESE

RELATIONSHIP

IDENTIFICATION

DATE *05/27/03*

TIME *1501*

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

<i>05/23/03</i>	<i>1209</i>	<i>Millard</i>	<i>NA CC</i>
<i>05/26/03</i>	<i>0939</i>	<i>Millard</i>	<i>NA CC</i>

DEPUTY

DATE

Millard

05/27/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/20/2003

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 65ED2003

PLAINTIFF

LASALLE BANK, N.A. F/K/A LASALLE NATIONAL BANK,
AS TRUSTEE UNDER THE POOLING AND SERVICING
AGREEMENT DATED NOVEMBER 1, 1998, SERIES 1998-4

DEFENDANT

ROSARIO AND TABITHA DIANESE

PERSON/CORP TO SERVED	PAPERS TO SERVED
ROSARIO DIANESE	WRIT OF EXECUTION - MORTGAGE
1505 FAIRVIEW AVE.	FORECLOSURE
BERWICK	

SERVED UPON

Rosario DiANESE
Arrow/Spring Garden Pizzeria

RELATIONSHIP

IDENTIFICATION

DATE

05/23/03

TIME

MILEAGE

OTHER

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

TYPE OF SERVICE:

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Mullart

DATE

05/23/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/20/2003

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 65ED2003

PLAINTIFF

LASALLE BANK, N.A. F/K/A LASALLE NATIONAL BANK,
AS TRUSTEE UNDER THE POOLING AND SERVICING
AGREEMENT DATED NOVEMBER 1, 1998, SERIES 1998-4

DEFENDANT

ROSARIO AND TABITHA DIANESE

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Kathy Romig
Sec.

RELATIONSHIP

IDENTIFICATION

DATE

05/23/03

TIME

1017

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

Muller

DATE

05/23/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/20/2003

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 65ED2003

PLAINTIFF

LASALLE BANK, N.A. F/K/A LASALLE NATIONAL BANK,
AS TRUSTEE UNDER THE POOLING AND SERVICING
AGREEMENT DATED NOVEMBER 1, 1998, SERIES 1998-4

DEFENDANT

ROSARIO AND TABITHA DIANESE

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Connie Gingher
Tax Collector

RELATIONSHIP

IDENTIFICATION

DATE *05/23/03*

TIME *1418*

MILEAGE

OTHER

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

TYPE OF SERVICE:

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Miller

DATE

05/23/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/20/2003

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 65ED2003

PLAINTIFF

LASALLE BANK, N.A. F/K/A LASALLE NATIONAL BANK,
AS TRUSTEE UNDER THE POOLING AND SERVICING
AGREEMENT DATED NOVEMBER 1, 1998, SERIES 1998-4

DEFENDANT

ROSARIO AND TABITHA DIANESE

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Debi Feron - Cust. Lvs

RELATIONSHIP

IDENTIFICATION

DATE

5.23

TIME

1245

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

5.23.03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/20/2003

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 65ED2003

PLAINTIFF

LASALLE BANK, N.A. F/K/A LASALLE NATIONAL BANK,
AS TRUSTEE UNDER THE POOLING AND SERVICING
AGREEMENT DATED NOVEMBER 1, 1998, SERIES 1998-4

DEFENDANT

ROSARIO AND TABITHA DIANESE

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Rosario

RELATIONSHIP

IDENTIFICATION

DATE

5-23

TIME

MILEAGE

OTHER

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

5-23-03

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: LASALLE BANK, N.A. F/K/A LASALLE NATIONAL BANK, AS
TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT
DATED NOVEMBER 1, 1998, SERIES 1998-4**

VS

ROSARIO AND TABITHA DIANESE

DOCKET # 65ED2003

JD# 349JD2003

Dear Harry:

The outstanding balance on sewer account for the property located at 1505 Fairview Avenue, Berwick, Pennsylvania through August 2003 is \$219.40.

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

Sincerely,



Kristy Romig
Authority Clerk

BERWICK AREA JOINT SEWER AUTHORITY

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

DATE: May 23, 2003

NUMBER OF PAGES

(Including cover page) 2

To: Harry Roadarmel, Jr.

Company: Sheriff of Columbia County

Facsimile: (570) 389-5625

Phone Number: (570) 389-5622

From: Kristy Romig, Authority Clerk

Company: BAJSA

Subject: Sheriff Sale letter

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

K.R.
Facsimile Operator

REAL ESTATE OUTLINE

ED # 65-03

DATE RECEIVED 5-20-03
DOCKET AND INDEX 5-23-03
SET FILE FOLDER UP 5-25-03

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 74709

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

SALE DATE Aug. 13, 03 TIME 0930
POSTING DATE July 9
ADV. DATES FOR NEWSPAPER
1ST WEEK July 23
2ND WEEK 30
3RD WEEK Aug. 6

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

LaSalle Bank, N.A., f/k/a LaSalle National
~~Bank, as Trustee under the Pooling and~~
Servicing Agreement dated
November 1, 1998, Series 1998-4

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 349 CV 2003 Term 19 E.D.

No. 2003-ED-65 Term 19 A.D.

28

SHERIFF'S SALE

WEDNESDAY AUGUST 13, 2003 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 65 OF 2003 ED AND CIVIL WRIT NO. 349 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN property, SITUATE in the Borough of Berwick, County of Columbia, in the Commonwealth of Pennsylvania, being described as follows: Lot size 45'X160'. Being more fully described in a Deed dated 11/09/1995, and recorded in Columbia County, PA., on 09/05/1996, among the Lands Records of the County and State set forth above, in Deed Book 635, page 268, and ADDRESS: 1505 Fairview Ave. Berwick, PA 18603

BEING Parcel No. 04D-05-156

BEING the same premises which Rosario Dianese and Gerda H. dianese, by her Attorney-in-Fact Helen Dianese Kline, be Deed dated August 20, 1998 and recorded in the Office of he Recorder of Deeds of Columbia County on September 1, 1998, in Deed Book 699, Page 97, granted and conveyed unto Rosario Dianese

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
Kristine M. Anthou
One Gateway Center, Nine West
Pittsburgh, PA 15222

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LASALLE BANK, N.A., F/K/A
LASALLE NATIONAL BANK, AS
TRUSTEE UNDER THE POOLING AND
SERVICING AGREEMENT DATED
NOVEMBER 1, 1998, SERIES 1998-4,

CIVIL DIVISION

NO.: 349 CV 2003

Plaintiff,

vs.

ROSARIO DIANESE AND
TABITHA DIANESE,

Defendants.

LONG FORM DESCRIPTION


ALL THAT CERTAIN property, SITUATE in th Borough of Berwick, County of Columbia, in the Commonwealth of Pennsylvania, being described as follows: Lot size is 45' x 160'. Being more fully described in a Deed dated 11/09/1995, and recorded in Columbia County, Pa., on 09/05/1996, among the Land Records of the County and State set forth above, in Deed Book 635, page 268, and

ADDRESS: 1505 Fairview Ave, Berwick, PA 18603

BEING Parcel No. 04D-05-156

BEING the same premises which Rosario Dianese and Gerda H. Dianese, by her Attorney-in-Fact Helen Dianese Kline, by Deed dated August 20, 1998 and recorded in the Office of the Recorder of Deeds of Columbia County on September 1, 1998, in Deed Book 699, Page 97, granted and conveyed unto Rosario Dianese.

GRENN & BIRSIC, P.C.

By: 
Kristine M. Anthou, Esquire
Attorneys for Plaintiff
One Gateway Center, Nine West
Pittsburgh, PA 15222
(412) 281-7650

DBV 699
Page 97
Parcel # 04D-05-156

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LASALLE BANK, N.A., F/K/A
LASALLE NATIONAL BANK, AS
TRUSTEE UNDER THE POOLING AND
SERVICING AGREEMENT DATED
NOVEMBER 1, 1998, SERIES 1998-4,

CIVIL DIVISION

NO.: 349 CV 2003

2003-ED-65

Plaintiff,

vs.

ROSARIO DIANESE AND
TABITHA DIANESE.

Defendants.

AFFIDAVIT PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

LaSalle Bank, N.A., F/K/A LaSalle National Bank, as Trustee Under the Pooling and Servicing Agreement dated November 1, 1998, Series 1998-4, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property of Rosario Dianese located at 1505 Fairview Avenue, Berwick, PA 18603 and is more fully described as follows:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF ROSARIO DIANESE, IN
AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 1505 FAIRVIEW AVENUE, BERWICK, PENNSYLVANIA 18603. DEED BOOK VOLUME 699, PAGE 97, AND PARCEL NUMBER 04D-05-156.

1. The name and address of the owner(s) or reputed owner(s):

Rosario Dianese	1505 Fairview Ave. Berwick, PA 18603
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2. The name and address of the defendants in the judgment:

Rosario Dianese	1505 Fairview Ave. Berwick, PA 18603
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Tabitha Dianese	213 East Fifth St. Berwick, PA 18603
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3. The name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

LaSalle Bank, N.A., et al.	[Plaintiff]
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Commonwealth of PA	Dept. of Revenue Department 280948 Harrisburg, PA 17129
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4. The name and address of the last record holder of every mortgage of record:

LaSalle Bank, N.A., et al.	[Plaintiff]
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5. The name and address of every other person who has any record lien on the property:

Columbia County Domestic Relations	P.O. Box 380 Bloomsburg, PA 17815
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PA Department of Revenue	Bureau of Individual Taxes Inheritance Tax Division, Dept. 280601 Harrisburg, PA 17128-0601
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Commonwealth of Pennsylvania	Department of Welfare P.O. Box 2675 Harrisburg, PA 17105
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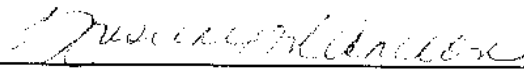
6. The name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

None

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

None


I verify that the statements made in the 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.A. §4904 relating to unsworn falsification to authorities.



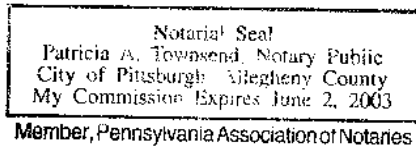
Kristine M. Anthou, Esquire
Attorney for Plaintiff

SWORN to and subscribed before

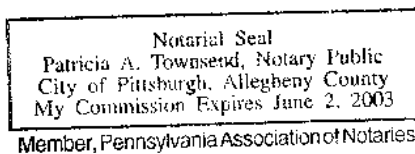
me this 14th day of May, 2003.



Notary Public



Notarial Seal
Patricia A. Townsend, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires June 2, 2003
Member, Pennsylvania Association of Notaries



GRENN & BIRSIC, P.C.

ATTORNEYS AT LAW
ONE GATEWAY CENTER
NINE WEST
PITTSBURGH, PENNSYLVANIA 15222
(412) 281-7650
FAX (412) 281-7657

COLUMBIA COUNTY SHERIFF
ORDER FOR SERVICE

Re:

LASALLE BANK, N.A., F/K/A
LASALLE NATIONAL BANK, AS
TRUSTEE UNDER THE POOLING
AND SERVICING AGREEMENT
DATED NOVEMBER 1, 1998,
SERIES 1998-4,

CIVIL DIVISION

NO.: 349 CV 2003

2003-ED-65

Plaintiff,

vs.

ROSARIO DIANESE AND
TABITHA DIANESE,

Defendants.

Please personally serve the Defendant, Tabitha Dianese, with Notice of Sheriff's
Sale at 213 East Fifth St., Berwick, PA 18603.

GRENN & BIRSIC, P.C.

BY:

Kristine M. Anthou

Kristine M. Anthou, Esquire
Attorneys for Plaintiff

GRENN & BIRSIC, P.C.

ATTORNEYS AT LAW
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2003-ED-65

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ROSARIO DIANESE AND
TABITHA DIANESE,

Defendants.

Please personally serve the Defendant, Rosario Dianese, with Notice of Sheriff's
Sale at 1505 Fairview Ave., Berwick, PA 18603.

GRENN & BIRSIC, P.C.

BY:

Kristine M. Anthou

Kristine M. Anthou, Esquire
Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LASALLE BANK, N.A., F/K/A
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WAIVER OF WATCHMAN

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

GRENN & BIRSIC, P.C.

BY: *Robert J. Birsic*

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LASALLE BANK, N.A., F/K/A
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2003-ED-65

Plaintiff,

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Defendants.

LONG FORM DESCRIPTION

ALL THAT CERTAIN property, SITUATE in th Borough of Berwick, County of Columbia, in the Commonwealth of Pennsylvania, being described as follows: Lot size is 45' x 160'. Being more fully described in a Deed dated 11/09/1995, and recorded in Columbia County, Pa., on 09/05/1996, among the Land Records of the County and State set forth above, in Deed Book 635, page 268, and

ADDRESS: 1505 Fairview Ave, Berwick, PA 18603

BEING Parcel No. 04D-05-156

BEING the same premises which Rosario Dianese and Gerda H. Dianese, by her Attorney-in-Fact Helen Dianese Kline, by Deed dated August 20, 1998 and recorded in the Office of the Recorder of Deeds of Columbia County on September 1, 1998, in Deed Book 699, Page 97, granted and conveyed unto Rosario Dianese.

GRENN & BIRSIC, P.C.

By: *Kristine M. Anthou*

Kristine M. Anthou, Esquire
Attorneys for Plaintiff
One Gateway Center, Nine West
Pittsburgh, PA 15222
(412) 281-7650

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

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By: *Kristine M. Anthou*

Kristine M. Anthou, Esquire
Attorneys for Plaintiff
One Gateway Center, Nine West
Pittsburgh, PA 15222
(412) 281-7650

DBV 699

Page 97

Parcel # 04D-05-156

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By: *Kristine M. Anthou*

Kristine M. Anthou, Esquire
Attorneys for Plaintiff
One Gateway Center, Nine West
Pittsburgh, PA 15222
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DBV 699

Page 97

Parcel # 04D-05-156

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GRENNEN & BIRSIC, P.C.

By: *Kristine M. Anthou*
Kristine M. Anthou, Esquire
Attorneys for Plaintiff
One Gateway Center, Nine West
Pittsburgh, PA 15222
(412) 281-7650

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

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By: *Kristine M. Anthou*
Kristine M. Anthou, Esquire
Attorneys for Plaintiff
One Gateway Center, Nine West
Pittsburgh, PA 15222
(412) 281-7650

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LASALLE BANK, N.A., F/K/A
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NOVEMBER 1, 1998, SERIES 1998-4,

CIVIL DIVISION

NO.: 349 CV 2003

2003-ED-65

Plaintiff,

vs.

ROSARIO DIANESE AND
TABITHA DIANESE,

Defendants.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Tabitha Dianese
213 East Fifth St.
Berwick, PA 18603

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

**Columbia County Courthouse
Sheriff's Office
Bloomsburg, Pennsylvania 17815**

on _____, at _____, the following described real estate,
of which Rosario Dianese is the owner or reputed owner:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF ROSARIO DIANESE, IN
AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE
BOROUGH OF BERWICK, COUNTY OF COLUMBIA, AND COMMONWEALTH OF
PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND
NUMBERED AS 1505 FAIRVIEW AVENUE, BERWICK, PENNSYLVANIA 18603. DEED
BOOK VOLUME 699, PAGE 97, AND PARCEL NUMBER 04D-05-156.

The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action of

LASALLE BANK, N.A., F/K/A
LASALLE NATIONAL BANK, AS
TRUSTEE UNDER THE POOLING AND
SERVICING AGREEMENT DATED
NOVEMBER 1, 1998, SERIES 1998-4,

Plaintiff,

vs.

ROSARIO DIANESE AND
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Defendants.

at Execution Number 349 CV 2003 in the amount of \$76,647.28.

Claims against the property must be filed with the Sheriff before the above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

This paper is a notice of the time and place of sale. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. 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 NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

LAWYER REFERRAL SERVICE
Susquehanna Legal Services
168 E. 5th Street
Bloomsburg, PA 17815
(717) 784-8760

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary.

You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

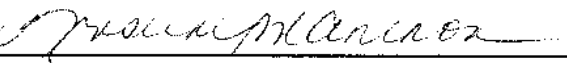
If the judgment was entered because you did not file with the Court any defense or objection, you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage or judgment.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution of service or demonstrate any other legal or equitable right.

YOU MAY ALSO HAVE THE RIGHT TO HAVE THE SHERIFF'S SALE SET ASIDE IF THE PROPERTY IS SOLD FOR A GROSSLY INADEQUATE PRICE OR, IF THERE ARE DEFECTS IN THE SHERIFF'S SALE. TO EXERCISE THIS RIGHT, YOU SHOULD FILE A PETITION WITH THE COURT AFTER THE SALE AND BEFORE THE SHERIFF HAS DELIVERED HIS DEED TO THE PROPERTY. THE SHERIFF WILL DELIVER THE DEED IF NO PETITION TO SET ASIDE THE SALE IS FILED WITHIN TEN (10) DAYS FROM THE DATE WHEN THE SCHEDULE OF DISTRIBUTION IS FILED IN THE OFFICE OF THE SHERIFF.

GRENN & BIRSIC, P.C.

By: 
Kristine M. Anthou, Esquire
Attorney for Plaintiff

GREENEN & BIRSIC, P.C.
ONE GATEWAY CENTER NINE WEST
PITTSBURGH, PA 15222-1416
412-281-7650

CITIZENS BANK
PENNSYLVANIA

74709

3-7615/360
635

5/14/2003

PAY TO THE
ORDER OF Columbia County Sheriff

\$ **1,350.00

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

DOLLARS

Columbia County Sheriff

MEMO

51-1138

Diavolo

JHB

⑈074709⑈ ⑆036076150⑆ ⑆101232550⑈

David J. Birsic