



FAX TRANSMITTAL

THE FOLLOWING TRANSMITTAL CONSISTS OF 3 PAGES (INCLUDING THIS COVER PAGE).

DATE: 9-9-03

TO: Sheriff Office

FROM: Gary Wamsler Esq
NORTH PENN LEGAL SERVICES - BLOOMSBURG OFFICE - FAX (570) 784-4840

RE: _____

THE INFORMATION CONTAINED IN THIS TRANSMITTAL MESSAGE IS TRANSMITTED BY AN ATTORNEY. IT IS PRIVILEGED AND CONFIDENTIAL, INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPY OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF THIS COMMUNICATION HAS BEEN RECEIVED IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE OR FAX. THANK YOU.



Bloomsborg Office: 168 East Fifth Street - Bloomsborg, PA 17815 - Tel: 570.784.8760 - Fax: 570.784.4840

A corporation formed by the merger of: Northern PA Legal Services & Lehigh Valley Legal Services & Legal Services of Northeastern PA & Susquehanna Legal Services

500 Fairview Ave. Sack

SHERIFF'S SALE COST SHEET

Conseco Finance Services VS. Donald Sporenberg Donna Schell
NO. 81-03 ED NO. 647-02 JD DATE/TIME OF SALE 9-10-03 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>725.00</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>7.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL *****	\$ <u>470.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>606.44</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>831.44</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>42.50</u>
TOTAL *****	\$ <u>52.50</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>305.24</u>
SCHOOL DIST. 20	\$ <u>612.61</u> b/c 10/31
DELINQUENT 20	\$ <u>2444.42</u>
TOTAL *****	\$ <u>3362.27</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>491.82</u>
WATER 20	\$
TOTAL *****	\$ <u>491.82</u>

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>- 0 -</u>

TOTAL COSTS (OPENING BID) \$ 5368.53

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Conseco Finance Servicing VS Donald Spennberg & Denise Schell

NO. 81-03 ED NO. 647-02 JD

DATE/TIME OF SALE: 9-10-03 1000

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

LIEN CERTIFICATE \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S SALE COST SHEET

Consec Finance Servicing VS. Spanenberg + Schell
 NO. 8/-03 ED NO. 647-02 JD DATE/TIME OF SALE 12/1/03

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>57.50</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>7.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>385.50</u>	

WEB POSTING	12/1/ \$150.00
PRESS ENTERPRISE INC.	\$ <u>606.44</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>756.44</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>-</u>
TOTAL ***** \$ <u>-0-</u>	

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

MUNICIPAL FEES DUE:			
SEWER	20	\$	
WATER	20	\$	
TOTAL ***** \$ <u>-0-</u>			

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC.	\$
	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID)

1356.00 Dep.
 \$1306.94
 43.06 Refund

Phone: 570 784 8552
Fax:

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: [Click here and type name]

From: Chief Deputy Tim Chamberlain

Fax:

Date: September 11, 2003

Phone:

Pages: 3

Re: bankruptcy

CC:

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

•Comments:

COMPLETE THIS SECTION ON DELIVERY

Signature: [Signature]
Received by (Printed Name): [Name]
C. Date of Delivery: [Date]
D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: [Address]

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

SENDER: COMPLETE THIS SECTION

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature: [Signature]
B. Received by (Printed Name): [Name]
C. Date of Delivery: [Date]
D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: [Address]

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature: [Signature]
B. Received by (Printed Name): [Name]
C. Date of Delivery: [Date]
D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: [Address]

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

2. Article Number (Transfer from service label) 7002 3150 0006 4911 7505

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-09

SENDER: COMPLETE THIS SECTION

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature: [Signature]
B. Received by (Printed Name): [Name]
C. Date of Delivery: [Date]
D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: [Address]

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature: [Signature]
B. Received by (Printed Name): [Name]
C. Date of Delivery: [Date]
D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: [Address]

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

2. Article Number (Transfer from service label) 7002 3150 0006 4911 7550

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
Commonwealth of PA
Dept. 280601
Harri-burg, PA 17128

2. Article Number (Transfer from service label) 7002 3150 0006 4911 7536

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature: [Signature]
B. Received by (Printed Name): [Name]
C. Date of Delivery: [Date]
D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: [Address]

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

Comroe Hing LLP
By: David B. Comroe
1608 Walnut Street, Suite 300
Philadelphia, PA 19103
(215)568-0400
Attorney for Plaintiff

Identification No.: 25694

Conseco Finance Servicing Corp.,
f/k/a Conseco Finance CDC
7360 S. Kyrene Road
Tempe, AZ 85283

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
CIVIL ACTION - LAW

Plaintiff

vs.

ACTION OF MORTGAGE FORECLOSURE

The Heirs, Executors,
Administrators, Successors and
Assigns of Donal Sponenberg,
Deceased
1500 Fairview Ave.
Berwick, PA 18603
Donna Schell (possible heir)
1500 Fairview Ave.
Berwick, PA 18603

Term
No. 2002-cv-647

2003 E.O. 81

Defendants

.....

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: The Heirs, Executors, Administrators, Successors and
Assigns of Donal Sponenberg, Deceased, Donna Schell
(possible heir),
c/o Noah G. Naparsteck, Esq, Derr, Purcel, Luschas, &
Norton, attorney for Defendants

Your property at 1500 Fairview Ave., Berwick, PA, 18603 in
COLUMBIA County, Pennsylvania is scheduled to be sold at Sheriff's
Sale on September 10, 2003, at 10:00 a.m.,
in COLUMBIA County to enforce the Court Judgment of \$49,721.27 plus
interest at the mortgage rate of 13.79% from date of judgment to
date of sale obtained by Conseco Finance Servicing Corp., f/k/a
Conseco Finance CDC against you.

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 August 20, 27; September 3, 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 5th day of September, 2003

[Signature]

(Notary Public)
Commonwealth Of Pennsylvania
My commission expires July 3, 2007
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
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.

.....

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 784-6300

CONSECO FINANCE SERVICING CORP.,
F/K/A CONSECO FINANCE CDC
VS

Docket # 81ED2003

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

THE HEIRS, EXECUTORS,
ADMINISTRATORS, SECESSORS AND
ASSIGNS OF DONAL SPONENBERG,
DECEASED
DONNA SCHELL

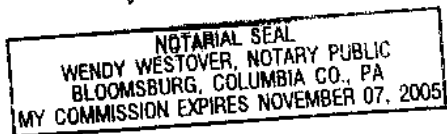
AFFIDAVIT OF SERVICE

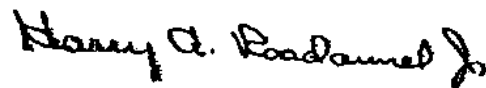
NOW, THIS MONDAY, JULY 07, 2003, AT 12:00 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON DONNA SCHELL AT 1500
FAIRVIEW AVE., BERWICK BY HANDING TO WILLIAM SCHELL, HUSBAND, A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,


SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, JULY 22, 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) 389-5622

24 HOUR PHONE
(570) 784-6308

CONSECO FINANCE SERVICING CORP.,
F/K/A CONSECO FINANCE CDC
VS

Docket # 81ED2003

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

THE HEIRS, EXECUTORS,
ADMINISTRATORS, SECESSORS AND
ASSIGNS OF DONAL SPONENBERG,
DECEASED
DONNA SCHELL

SHERIFF'S COST \$ 356.00 PAID

AFFIDAVIT OF SERVICE

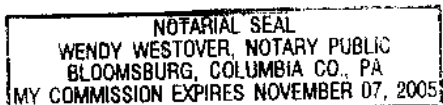
NOW, THIS WEDNESDAY, JULY 02, 2003, AT 3:20 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON NOAH NAPERSTECK, ESQ. C/O OF
HEIRS,... AT 120 WEST MAIN ST., BLOOMSBURG BY HANDING TO NOAH
NAPERSTECK, ESQ., , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE
KNOWN TO THEM THE CONTENTS THEREOF.

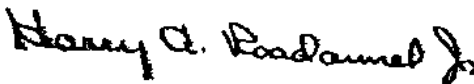
SO ANSWERS,

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



NOTARY PUBLIC





X

SHERIFF HARRY A. ROADARMEL JR.



J. CARTER
DEPUTY SHERIFF

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

CONSECO FINANCE SERVICING CORP.

VS.

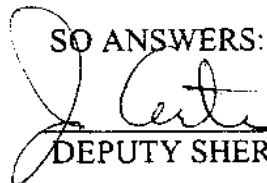
THE HEIRS, EXECUTORS,
ADMINISTRATORS, SUCCESSORS AND
ASSIGNS OF DONALD SPONENBERG,
DECEASED
DONNA SCHELL

WRIT OF EXECUTION #81 OF 2003 ED

POSTING OF PROPERTY

AUGUST 8, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF THE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS OF
DONALD SPONENBERG, DECEASED AND DONNA SCHELL AT 1500 FAIRVIEW AVE. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF James Arter.

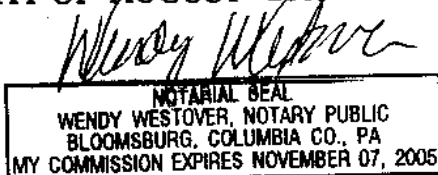
SO ANSWERS:


DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 12TH DAY OF AUGUST 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

CONSECO FINANCE SERVICING CORP.,
F/K/A CONSECO FINANCE CDC
VS

Docket # 81ED2003

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

THE HEIRS, EXECUTORS,
ADMINISTRATORS, SECESSORS AND
ASSIGNS OF DONAL SPONENBERG,
DECEASED
DONNA SCHELL

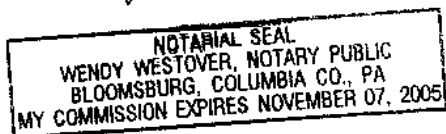
AFFIDAVIT OF SERVICE

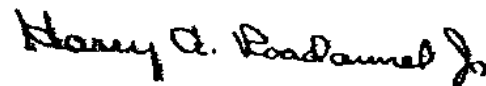
NOW, THIS MONDAY, JULY 07, 2003, AT 12:00 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON DONNA SCHELL AT 1500
FAIRVIEW AVE., BERWICK BY HANDING TO WILLIAM SCHELL, HUSBAND, A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, JULY 22, 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) 794-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 794-6300

CONSECO FINANCE SERVICING CORP.,
F/K/A CONSECO FINANCE CDC
VS

Docket # 81ED2003

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

THE HEIRS, EXECUTORS,
ADMINISTRATORS, SECESSORS AND
ASSIGNS OF DONAL SPONENBERG,
DECEASED
DONNA SCHELL

SHERIFF'S COST \$ 356.00 PAID

AFFIDAVIT OF SERVICE

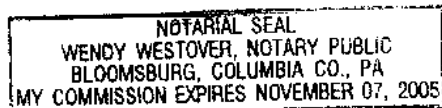
NOW, THIS WEDNESDAY, JULY 02, 2003, AT 3:20 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON NOAH NAPERSTECK, ESQ. C/O OF
HEIRS,... AT 120 WEST MAIN ST., BLOOMSBURG BY HANDING TO NOAH
NAPERSTECK, ESQ., , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE
KNOWN TO THEM THE CONTENTS THEREOF.

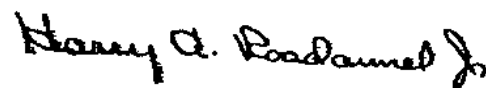
SO ANSWERS,

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



NOTARY PUBLIC





X _____
SHERIFF HARRY A. ROADARMEL JR.



CLERK
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/19/2003

SERVICE# 1 - OF - 16 SERVICES
DOCKET # 81ED2003

PLAINTIFF CONSECO FINANCE SERVICING CORP., F/K/A CONSECO
FINANCE CDC

DEFENDANT THE HEIRS, EXECUTORS, ADMINISTRATORS,
SECESSORS AND ASSIGNS OF DONAL SPONENBERG,
DECEASED
DONNA SCHELL

PERSON/CORP TO SERVED	PAPERS TO SERVED
NOAH NAPERSTECK, ESQ. C/O OF HEIRS,...	WRIT OF EXECUTION - MORTGAGE FORECLOSURE
120 WEST MAIN ST.	
BLOOMSBURG	

SERVED UPON North

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-2-3 TIME 1520 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. L. Lutz

DATE

7-2-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 6/19/2003

SERVICE# 2 - OF - 16 SERVICES
 DOCKET # 81ED2003

PLAINTIFF CONSECO FINANCE SERVICING CORP., F/K/A CONSECO
 FINANCE CDC

DEFENDANT THE HEIRS , EXECUTORS, ADMINISTRATORS,
 SECESSORS AND ASSIGNS OF DONAL SPONENBERG,
 DECEASED
 DONNA SCHELL

PERSON/CORP TO SERVED
DONNA SCHELL
1500 FAIRVIEW AVE.
BERWICK

PAPERS TO SERVED
 WRIT OF EXECUTION - MORTGAGE
 FORECLOSURE

SERVED UPON William Schell

RELATIONSHIP Husband IDENTIFICATION _____

DATE 07/07/03 TIME 1200 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eys ____ 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

Millaret

DATE

07/07/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/19/2003

SERVICE# 6 - OF - 16 SERVICES
DOCKET # 81ED2003

PLAINTIFF CONSECO FINANCE SERVICING CORP., F/K/A CONSECO
FINANCE CDC

DEFENDANT THE HEIRS , EXECUTORS, ADMINISTRATORS,
SECESSORS AND ASSIGNS OF DONAL SPONENBERG,
DECEASED
DONNA SCHELL

PERSON/CORP TO SERVED	PAPERS TO SERVED
NOAH NAPERSTECK, ESQ.	WRIT OF EXECUTION - MORTGAGE
120 WEST MAIN ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Noah

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-2-3 TIME 1520 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) _____

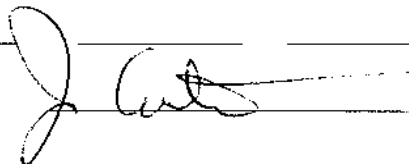
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 7-2-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/19/2003

SERVICE# 7 - OF - 16 SERVICES
DOCKET # 81ED2003

PLAINTIFF CONSECO FINANCE SERVICING CORP., F/K/A CONSECO
FINANCE CDC

DEFENDANT THE HEIRS , EXECUTORS, ADMINISTRATORS,
SECESSIONS AND ASSIGNS OF DONAL SPONENBERG,
DECEASED
DONNA SCHELL

PERSON/CORP TO SERVED	PAPERS TO SERVED
SUSAN TETRICK JAMES, ESQ.	WRIT OF EXECUTION - MORTGAGE
29 EAST MAIN ST. SUITE A	FORECLOSURE
BLOOMSBURG	

SERVED UPON Tamara Share

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY _____ DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/19/2003

SERVICE# 8 - OF - 16 SERVICES
DOCKET # 81ED2003

PLAINTIFF CONSECO FINANCE SERVICING CORP., F/K/A CONSECO
FINANCE CDC

DEFENDANT THE HEIRS , EXECUTORS, ADMINISTRATORS,
SECESSIONS AND ASSIGNS OF DONAL SPONENBERG,
DECEASED
DONNA SCHELL

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Kristy Remig
RELATIONSHIP Sec. IDENTIFICATION _____

DATE 07/02/03 TIME 1515 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

07/02/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 6/19/2003

SERVICE# 9 - OF - 16 SERVICES
 DOCKET # 81ED2003

PLAINTIFF CONSECO FINANCE SERVICING CORP., F/K/A CONSECO
 FINANCE CDC

DEFENDANT THE HEIRS , EXECUTORS, ADMINISTRATORS,
 SECESSORS AND ASSIGNS OF DONAL SPONENBERG,
 DECEASED
 DONNA SCHELL

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

PAPERS TO SERVED
 WRIT OF EXECUTION - MORTGAGE
 FORECLOSURE

SERVED UPON Connie Gingher

RELATIONSHIP Tax Col. IDENTIFICATION _____

DATE 07/02/03 TIME 1530 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
 DATE

TIME

OFFICER

REMARKS

DEPUTY

Millard

DATE

07/02/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/19/2003

SERVICE# 10 - OF - 16 SERVICES
DOCKET # 81ED2003

PLAINTIFF CONSECO FINANCE SERVICING CORP., F/K/A CONSECO
FINANCE CDC

DEFENDANT THE HEIRS , EXECUTORS, ADMINISTRATORS,
SECESSIONS AND ASSIGNS OF DONAL SPONENBERG,
DECEASED
DONNA SCHELL

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

SERVED UPON Arli H. Scher - Cust 575

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-23 TIME 1500 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. G. [Signature]

DATE 7-2-3

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/19/2003

SERVICE# 13 - OF - 16 SERVICES
DOCKET # 81ED2003

PLAINTIFF CONSECO FINANCE SERVICING CORP., F/K/A CONSECO
FINANCE CDC

DEFENDANT THE HEIRS , EXECUTORS, ADMINISTRATORS,
SECESSIONS AND ASSIGNS OF DONAL SPONENBERG,
DECEASED
DONNA SCHELL

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

SERVED UPON Ronan Newbert

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-2-3 TIME 1530 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 7-2-3

TAX NOTICE 2003 SCHOOL REAL ESTATE

BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
 CONNIE C. GINGHER
 1615 LINCOLN AVENUE
 BERWICK, PA 18603

HOURS MON, TUES, THURS, FRI 9:30am
 -4pm DURING DISCT. CLOSED WED
 FRI AND HOLIDAY AFTER DISCT.
PHONE 570-752-7442

M SPONENBERG DONALD & THELMA
I 1500 FAIRVIEW AVENUE
L BERWICK PA 18603

O

FOR BERWICK AREA SCHOOL DISTRICT DATE 07/01/03 BILL# 003781

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	INC PENALTY
REAL ESTATE	19510	31.400	600.36	612.61	673.87
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.					
PAY THIS AMOUNT			600.36	612.61	673.87
			IF PAID ON OR BEFORE AUG 31	IF PAID ON OR BEFORE OCT 31	IF PAID AFTER OCT 31

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION	ACCT.	7136
PARCEL 04D05 10000000		
1500 FAIRVIEW AVE	5760.00	THIS TAX RETURNED TO COURT HOUSE: JANUARY 1, 2004
0246-0208	13750.00	
0.33 ACRES		

Original

Tax Notice 2003 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:
 Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

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

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SPONENBERG DONALD & THELMA
 1500 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		5992	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY		
GENERAL SINKING	19,510	5.646	107.95	110.15	121.17		
LIGHT		.845	16.16	16.49	18.14		
FIRE		.75	14.34	14.63	15.36		
BORO RE		1.25	23.90	24.39	25.61		
		6.1	116.63	119.01	124.96		
The discount & penalty have been calculated for your convenience							
PAY THIS AMOUNT			278.98	284.67	305.24		
			If paid on or before April 30	If paid on or before June 30	If paid after June 30		
REQUESTED						This tax returned to courthouse on: January 1, 2004	
HELM A							
CITY 2 % TWP 2 %							
Discount 2 % Penalty 10 %							
PARCEL: 04D-05 -100-00,000							
1500 FAIRVIEW AVE							
3306 Acres							
Land						5,760	
Buildings						13,750	
Total Assessment						19,510	
Hope with your payment OUR PAYMENT						FILE COPY	

FILE COPY

In Court of Common Pleas of
Columbia County PA.

CONSECO FINANCE ET AL.

No. of ED
No. of JD

Civil Action—Law
Mortgage Foreclosure

#2002-CV-647

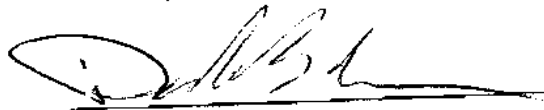
Vs.

THE HEIRS, EXECUTORS, ADMINISTRATORS,
SUCCESSORS AND ASSIGNS OF DONALD SPONENBERG, DECEASED

Waiver of Watchman

I, David B. Comroe, , do hereby state that any Deputy Sheriff or Sheriff levying upon
Esquire
or attaching any property under the writ issued in the above-captioned matter may leave
same without a watchman, in custody of whomever is found in possession, after notifying
such person of such levy or attachment, without liability of the part of such Deputy
Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such
property before the Sheriff's sale thereof.

Attorney for Plaintiff



BERWICK AREA JOINT SEWER AUTHORITY

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

July 7, 2003

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

**RE: CONSECO FINANCE SERVICING CORP., F/K/A CONSECO
FINANCE CDC**

VS

**THE HEIRS, EXECUTORS, ADMINISTRATORS, SECESSORS AND
ASSIGNS OF DONAL SPONENBERG, DECEASED
DONNA SCHELL**

DOCKET # 81ED2003

JD# 647JD2002

Dear Harry:

The outstanding balance on sewer account for the property located at 1500
Fairview Avenue, Berwick, Pennsylvania through September 2003 is \$491.82.

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

Sincerely,



Kristy Romig
Authority Clerk

Fax Transmission

COMROE HING LLP
1608 Market Street, Suite 300
Philadelphia, PA 19107
(215) 568-0400
Fax (215) 568-5560
www.comroehing.com

To:	COLUMBIA COUNTY SHERIFF'S OFFICE	Date:	July 7, 2003
Fax#:	570-389-5625	Pages:	2 , including cover sheet
From:	Heather Gaspero @ David Comroe's Office		
Subject:	SPONENBERG		

MESSAGE:

Enclosed is the waiver of watchman that you requested. If you have any questions please do not hesitate to contact me. Thank You and have a nice day!

Heather

In Court of Common Pleas of
Columbia County PA.

CONSECO FINANCE ET AL.

No. of ED
No. of JD

Civil Action—Law
Mortgage Foreclosure

#2002-CV-647

Vs.

THE HEIRS, EXECUTORS, ADMINISTRATORS,
SUCCESSORS AND ASSIGNS OF DONALD SPONENBERG, DECEASED

Waiver of Watchman

I, David B. Comroe, Esquire, do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

Attorney for Plaintiff



REAL ESTATE OUTLINE

ED # 81-03

DATE RECEIVED 6-19-03
DOCKET AND INDEX 7-2-03
SET FILE FOLDER UP 7-2-03

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM 7-2 to be sent
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 23435

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

SALE DATE Sept. 8, 2003 TIME 1000
POSTING DATE 7-5-03
ADV. DATES FOR NEWSPAPER
1ST WEEK 8-20-03
2ND WEEK 8-27-03
3RD WEEK 9-3-03

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 10, 2003 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 81 OF 2003 ED AND CIVIL WRIT NO. 647 OF 2002 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' 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 THOSE TWO CERTAIN lots, pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on Fairview Avenue at the corner of Lot No. 108, thence in an Easterly direction along said Fairview Avenue 45 feet to the center of Lot No. 110; thence in a Southerly direction along said Lot 160 feet to a 15 foot alley; thence in a Westerly direction along said alley 45 feet to the corner of Lot No. 108; thence in a Northerly direction along Lot No. 108 a distance of 160 feet to Fairview Avenue, the place of Beginning.

BEING Lot No. 109 of the Berwick Land and Improvement Co. Addition to Berwick.

(2) BEGINNING at a point on the Southerly side of Fairview Avenue at the Northeasterly corner of Lot No. 109; thence along the Southerly side of Fairview Avenue in an Easterly direction 45 feet to Poplar Street; thence in a Southerly direction along Poplar Street 160 feet to a 15 foot alley; thence in a Westerly direction along said alley 45 feet to the Southeasterly corner of Lot No. 109; thence in a Northerly direction along Lot No. 109 a distance of 160 feet to Fairview Avenue, the place of beginning.

BEING Lot No.110

Tax Parcel #O4D-O5-100

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
David Comroe
1608 walnut St.
Philadelphia, PA 19103

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

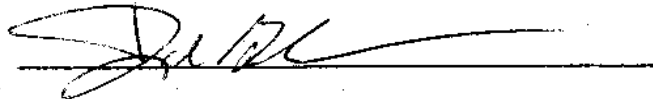
NON-MILITARY AFFIDAVIT

STATE OF :
COUNTY OF : SS
:

RE:

_____, being first duly sworn on
oath deposes and says:

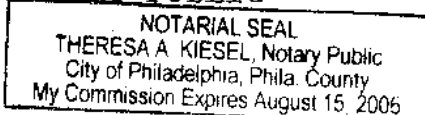
1. That I am employed by the Plaintiff herein as
servicer of the mortgage.
2. That the captioned individual(s) are the owners of the
premises described in the mortgage or deed of trust.
3. That the collection procedures of the Plaintiff are
designed to discover facts concerning the titleholder's
occupations and military status.
4. That said procedures were followed in connection with
the current delinquency.
5. That, on information and belief, that captioned
titleholders are not incompetent or in any branch of the
military service.



Sworn to and subscribed before me
this 11th day of June, 2003.



NOTARY PUBLIC



COMMONWEALTH OF PENNSYLVANIA
County of COLUMBIA

Comroe Hing LLP
By: David B. Comroe
1700 Market Street, Suite 1400
Philadelphia, PA 19103
(215)568-0400
Attorney for Plaintiff

Identification No.: 25694

Conseco Finance Servicing Corp.,
f/k/a Conseco Finance CDC
7360 S. Kyrene Road
Tempe, AZ 85283
Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
CIVIL ACTION - LAW

vs.

The Heirs, Executors,
Administrators, Successors and
Assigns of Donal Sponenberg,
Deceased
1500 Fairview Ave.
Berwick, PA 18603
Donna Schell (possible heir)
1500 Fairview Ave.
Berwick, PA 18603
Defendants

Term
No. 2002-cv-647

203 E 81

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

PREMISES: 1500 Fairview Ave., Berwick, PA, 18603

See Exhibit "A" attached

AMOUNT DUE \$49,721.27

Interest from date
of judgment to date
of sale at mortgage
interest rate of
13.79%
(Costs to be added)

Prothonotary

BY:

Tami B. Kline EAB
Clerk

Date:

6/16/2023

DESCRIPTION

ALL THOSE TWO CERTAIN lots, pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

(1) BEGINNING on Fairview Avenue at the corner of Lot No. 108, thence in an Easterly direction along said Fairview Avenue 45 feet to the center of Lot No. 110; thence in a Southerly direction along said Lot 160 feet to a 15 foot alley; thence in a Westerly direction along said alley 45 feet to the corner of Lot No. 108; thence in a Northerly direction along Lot No. 108 a distance of 160 feet to Fairview Avenue, the place of beginning.

BEING Lot No. 109 of the Berwick Land and Improvement Co. Addition to Berwick.

(2) BEGINNING at a point on the Southerly side of Fairview Avenue at the Northeasterly corner of Lot No. 109; thence along the Southerly side of Fairview Avenue in an Easterly direction 45 feet to Poplar Street; thence in a Southerly direction along Poplar Street 160 feet to a 15 foot alley; thence in a Westerly direction along said alley 45 feet to the Southeasterly corner of Lot No. 109; thence in a Northerly direction along Lot. No. 109 a distance of 160 feet to Fairview Avenue, the place of beginning.

BEING Lot No. 110.

Tax Parcel #04D-05-100

Comroe Hing LLP
By: David B. Comroe
1608 Walnut Street, Suite 300
Philadelphia, PA 19103
(215)568-0400
Attorney for Plaintiff

Identification No.: 25694

Conseco Finance Servicing Corp.,
f/k/a Conseco Finance CDC
7360 S. Kyrene Road
Tempe, AZ 85283

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
CIVIL ACTION - LAW

Plaintiff

vs.

ACTION OF MORTGAGE FORECLOSURE

The Heirs, Executors,
Administrators, Successors and
Assigns of Donal Sponenberg,
Deceased
1500 Fairview Ave.
Berwick, PA 18603
Donna Schell (possible heir)
1500 Fairview Ave.
Berwick, PA 18603

Term
No. 2002-cv-647

20036081

Defendants

.....

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: The Heirs, Executors, Administrators, Successors and
Assigns of Donal Sponenberg, Deceased, Donna Schell
(possible heir),
c/o Noah G. Naparsteck, Esq, Derr, Purcel, Luschas, &
Norton, attorney for Defendants

Your property at 1500 Fairview Ave., Berwick, PA, 18603 in
COLUMBIA County, Pennsylvania is scheduled to be sold at Sheriff's
Sale on _____, at 10:00 a.m.,
in COLUMBIA County to enforce the Court Judgment of \$49,721.27 plus
interest at the mortgage rate of 13.79% from date of judgment to
date of sale obtained by Conseco Finance Servicing Corp., f/k/a
Conseco Finance CDC 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 canceled if you pay to Comroe Hing LLP, attorneys for the Plaintiff, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call:

(215) 568-0400

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the at 570-389-5622.

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 at 570-389-5622.

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 within thirty (30) days of

the Sale date. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exemptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.

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 HELP.

Pennsylvania Bar Association
100 South St., P.O. Box 186, Harrisburg, PA 17108-0186
800-932-0311

THIS IS A PROCESS THE PURPOSE OF WHICH IS TO COLLECT A DEBT AND ANY INFORMATION OBTAINED FROM YOU OR ANYONE ELSE WILL BE USED TO THAT END.

DESCRIPTION

ALL THOSE TWO CERTAIN lots, pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

(1) BEGINNING on Fairview Avenue at the corner of Lot No. 108, thence in an Easterly direction along said Fairview Avenue 45 feet to the center of Lot No. 110; thence in a Southerly direction along said Lot 160 feet to a 15 foot alley; thence in a Westerly direction along said alley 45 feet to the corner of Lot No. 108; thence in a Northerly direction along Lot No. 108 a distance of 160 feet to Fairview Avenue, the place of beginning.

BEING Lot No. 109 of the Berwick Land and Improvement Co. Addition to Berwick.

(2) BEGINNING at a point on the Southerly side of Fairview Avenue at the Northeasterly corner of Lot No. 109; thence along the Southerly side of Fairview Avenue in an Easterly direction 45 feet to Poplar Street; thence in a Southerly direction along Poplar Street 160 feet to a 15 foot alley; thence in a Westerly direction along said alley 45 feet to the Southeasterly corner of Lot No. 109; thence in a Northerly direction along Lot. No. 109 a distance of 160 feet to Fairview Avenue, the place of beginning.

BEING Lot No. 110.

Tax Parcel #04D-05-100

Comroe Hing LLP
By: David B. Comroe
1608 Walnut Street, Suite 300
Philadelphia, PA 19103
(215)568-0400
Attorney for Plaintiff

Identification No.: 25694

Conseco Finance Servicing Corp.,
f/k/a Conseco Finance CDC
7360 S. Kyrene Road
Tempe, AZ 85283

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
CIVIL ACTION - LAW

Plaintiff

vs.

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The Heirs, Executors,
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1500 Fairview Ave.
Berwick, PA 18603
Donna Schell (possible heir)
1500 Fairview Ave.
Berwick, PA 18603

Term
No. 2002-cv-647

2003 E.D. 81

Defendants

.....

AFFIDAVIT OF LAST KNOWN ADDRESS

David B. Comroe, being duly sworn according to law, deposes
and says that he is a member of the law firm of Comroe Hing LLP,
attorneys for Conseco Finance Servicing Corp., f/k/a Conseco
Finance CDC, Plaintiff in the above referenced matter, and as such,
has the authority to make this Affidavit.

1. The Defendants, The Heirs, Executors, Administrators,
Successors and Assigns of Donal Sponenberg, Deceased and Donna
Schell (possible heir) are the owners of the Premises described in
the Complaint.

2. To the best of my knowledge, information and belief, the present address of the Defendants, The Heirs, Executors, Administrators, Successors and Assigns of Donal Sponenberg, Deceased and Donna Schell (possible heir), are 1500 Fairview Ave., Berwick, PA 18603 and 1500 Fairview Ave., Berwick, PA 18603.

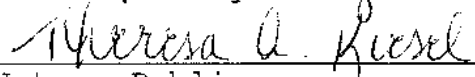
3. Defendants are represented in this action by attorney Noah G. Naparsteck, Esq., Derr, Pursel, Luschas, & Norton, with an address at 120 West Main St., PO Box 539, Bloomsburg, PA 17815.

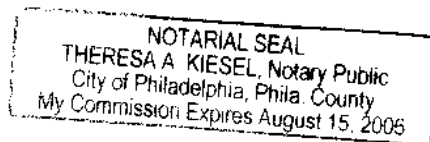
Comroe Hing LLP

BY: 

David B. Comroe, Esquire
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED before me
this 11th day of June, 2003.


Notary Public



Certificate To The Sheriff

Courthouse 35 West Main St., PO Box 380
Bloomsburg, PA, 17815

Conseco Finance Servicing Corp., M.C.
f/k/a Conseco Finance CDC
7360 S. Kyrene Road C.P. (Circle One)
Tempe, AZ 85283

Plaintiff

vs.

Term
No. 2002-cv-647

2003 E.D. 81

The Heirs, Executors,
Administrators, Successors and
Assigns of Donal Sponenberg,
Deceased
1500 Fairview Ave.
Berwick, PA 18603
Donna Schell (possible heir)
1500 Fairview Ave.
Berwick, PA 18603

Defendants

I HEREBY CERTIFY THAT:

I. The judgment entered in the above matter is based on an action:

- ☐ A. In Assumpsit (Contract)
☐ B. In Trespass (Accident)
☒ C. In Mortgage Foreclosure
☐ D. On a note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

II. The Defendants own the property being exposed to sale as:

- ☒ A. An individual
☐ B. Tenants by Entireties
☐ C. Joint tenants with right of survivorship
☐ D. A partnership
☐ E. Tenants in Common
☐ F. A corporation

III. The Defendants are:

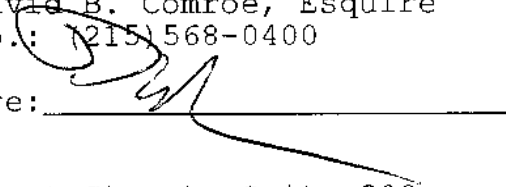
- ☒ A. Resident in the Commonwealth of Pennsylvania
☐ B. Not resident in the Commonwealth of Pennsylvania
☐ C. If more than one Defendant and either A or B above not applicable, state which Defendants are

residents of the Commonwealth of Pennsylvania:

Residents: _____

This certification must be signed by the attorney of record if an appearance has been entered; otherwise certification must be signed by Plaintiff.

Name: David B. Comroe, Esquire
Phone No.: (215) 568-0400

Signature: _____


Address:
1608 Walnut Street, Suite 300
Philadelphia, PA 19103-5446

ORDER FOR SERVICE

2003 E D 81

TO: The Sheriff of Columbia County

Date: June 11, 2003

Prothonotary No: 2002-cv-647

Sheriff's Costs: _____

FROM: (included zip code and telephone number)
DAVID B. COMROE, ESQUIRE
Comroe Hing LLP
1608 Walnut Street, Suite 300
Philadelphia, PA 19103
(215) 568-0400

WRIT AND OR
COMPLAINT
Assumpsit
Trespass
Equity
Divorce

(please include self-addressed stamped envelope
and one added copy of caption page)

CONSECO FINANCE ET AL.
Plaintiff

vs.
heirs, executors, adm., successors and assigns of
Donald Sponenberg, deceased and
Donna Schell(possible heir)

Defendant

Person served: _____
Relation/Position: _____
Place of Service: _____

Time & Date: _____
Witness: _____
Relation _____
No. of Trips: _____
Deputy: _____
Last Day for Service: _____

SERVE: NOAH G. NAPARSTECK, ESQ. C/O HEIRS EXECUTORS, ADMINISTRATORS,
SUCCESSORS AND ASSIGNS OF DONALD SPONENBERG, DECEASED

SERVE AT: (include zip code - No P.O. Boxes)

120 West Main Street
Bloomsburg, PA 17815

SPECIAL INSTRUCTIONS: (use other side is necessary)

SERVE DEFENDANT AT THE ABOVE ADDRESS.

SERVICE WAS NOT MADE BECAUSE:

ORDER FOR SERVICE

TO: The Sheriff of Columbia County

Date: June 11, 2003

Prothonotary No: 2002-cv-647

Sheriff's Costs: _____

FROM: (included zip code and telephone number)
DAVID B. COMROE, ESQUIRE
Comroe Hing LLP
1608 Walnut Street, Suite 300
Philadelphia, PA 19103
(215) 568-0400

WRIT AND OR
COMPLAINT
Assumpsit
Trespass
Equity
Divorce

(please include self-addressed stamped envelope
and one added copy of caption page)

CONSECO FINANCE ET AL.
Plaintiff

vs.
heirs, executors, adm., successors and assigns of
Donald Sponenberg, deceased and
Donna Schell(possible heir)

Defendant

Person served: _____
Relation/Position: _____
Place of Service: _____

Time & Date: _____
Witness: _____
Relation _____
No. of Trips: _____
Deputy: _____
Last Day for Service: _____

SERVE: DONNA SCHELL (possibel heir)
SERVE AT: (include zip code - No P.O. Boxes)

1500 Fairview Avenue
Berwick, PA 18603

SPECIAL INSTRUCTIONS: (use other side is necessary)

SERVE DEFENDANT AT THE ABOVE ADDRESS.

SERVICE WAS NOT MADE BECAUSE:

Comroe Hing LLP
By: David B. Comroe
1608 Walnut Street, Suite 300
Philadelphia, PA 19103
(215)568-0400
Attorney for Plaintiff

Identification No.: 25694

Conseco Finance Servicing Corp.,
f/k/a Conseco Finance CDC
7360 S. Kyrene Road
Tempe, AZ 85283

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
CIVIL ACTION - LAW

Plaintiff

vs.

ACTION OF MORTGAGE FORECLOSURE

The Heirs, Executors,
Administrators, Successors and
Assigns of Donal Sponenberg,
Deceased
1500 Fairview Ave.
Berwick, PA 18603
Donna Schell (possible heir)
1500 Fairview Ave.
Berwick, PA 18603

Term
No. 2002-cv-647

2003 E.D. 81

Defendants

.....

AFFIDAVIT PURSUANT TO RULE 3129.1

Conseco Finance Servicing Corp., f/k/a Conseco Finance CDC,
Plaintiff in the above action, sets forth as of the date the
praecipe for the Writ of Execution was filed, the following
information concerning the real property located at 1500 Fairview
Ave., Berwick, PA, 18603:

1. Name and address of Owner or Reputed Owner:

Donal Sponenberg
1500 Fairview Ave.
Berwick PA 18603

2. Name and address of Defendants in the judgment:

	Date	Service Code
--	------	--------------

The Heirs Executors Administrators Successors and Assigns of Donal Sponenberg Deceased 1500 Fairview Ave. Berwick PA 18603 Donna Schell (possible heir) 1500 Fairview Ave. 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:

	<u>Date</u>	<u>Service Code</u>

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

	<u>Date</u>	<u>Service Code</u>

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:

	<u>Date</u>	<u>Service Code</u>

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.

	<u>Date</u>	<u>Service Code</u>

	<u>Date</u>	<u>Service Code</u>
Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg PA 17105		3
Child Support Enforcement Agency 700 Sawmill Road Bloomsburg PA 17815		3
Family Court Domestic Relations Division P.O. Box 380 Bloomsburg PA 17815		3
Internal Revenue Service Federal Estate Tax Division Special Procedures Branch Federated Investors Towers 1001 Liberty Ave. 13th Floor Suite 300 Pittsburgh PA 15222		3
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor Strawberry Square Dept. 280601 Harrisburg PA 17128		3

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.

Noah G. Naparsteck
Esq.
120 West Main St.
Bloomsburg PA 17815

3

Susan Tetrick James
Esq.
29 East Main St. Suite A
Bloomsburg PA 17815

3

(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:

6/11/03



Attorney for Plaintiff

Comroe Hing LLP
By: David B. Comroe
1608 Walnut Street, Suite 300
Philadelphia, PA 19103
(215)568-0400
Attorney for Plaintiff

Identification No.: 25694

Conseco Finance Servicing Corp.,
f/k/a Conseco Finance CDC
7360 S. Kyrene Road
Tempe, AZ 85283

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
CIVIL ACTION - LAW

Plaintiff

vs.

ACTION OF MORTGAGE FORECLOSURE

The Heirs, Executors,
Administrators, Successors and
Assigns of Donal Sponenberg,
Deceased
1500 Fairview Ave.
Berwick, PA 18603
Donna Schell (possible heir)
1500 Fairview Ave.
Berwick, PA 18603

Term
No. 2002-cv-647

2003 E D 81

Defendants

::

AFFIDAVIT PURSUANT TO RULE 3129.2
AND RETURN OF SERVICE PURSUANT TO
PA R.C.P. 405 OF NOTICE OF SALE


David B. Comroe, Esq., Attorney for Plaintiff, Conseco Finance Servicing Corp., f/k/a Conseco Finance CDC sets forth as of the date of the praecipe for the writ of execution was filed the following information concerning the real property located at 1500 Fairview Ave., Berwick, PA, 18603 to be sold at Sheriff's Sale on . As required by PA R.C.P. 3129.2 (a) Notice of Sale has been given in the manner required by PA R.C.P. 3129.2 (c) on each of the persons or parties named at the

addresses set forth below on the date and in the manner noted in the margin by the names of each and copies of each notice together with return receipts or proof of mailing are attached as Exhibits. The manner of service, as noted in the margin, utilizes the following codes:

1. Personal Service by the Sheriff or in accordance with Pennsylvania Rule of Civil Procedure 400.1.
2. Certified mail-return receipt attached
3. First Class Mail-Certificate 3817

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.

Date: June 11, 2003



David B. Comroe
Attorney for Plaintiff

23435

COMROE HING LLP

ATTORNEYS FORECLOSURE TRUST ACCOUNT
FOR VARIOUS MORTGAGEES - IOLTA ACCOUNT
1608 WALNUT STREET, SUITE 300
PHILADELPHIA, PA 19103

DATE

6/11/03

3-7380-2360

PAY
TO THE
ORDER OF

Columbia County Sheriff
One Howard Street
Philadelphia, PA 19103

\$1,350.00
DOLLARS

FIRSTRUST BANK

800.220.BANK / frstrust.com

FOR

Conoco V.S. Sporenberg

⑆023435⑆ ⑆23607380⑆ 70 0300924⑆