

### FAX TRANSMITTAL

THE FOLLOWING TRANSMITTAL CONSISTS OF 2	_ PAGES (INCLUDING THIS COVER
PAGE).	
DATE: 9-9-0-3	
TO: Sherf Office	
le l	500
NORTH PENN LEGAL SERVICES - BLOOMSBUR	G OFFICE - FAX (570) 784-4840
RE:	
THE INFORMATION CONTAINED IN THIS TRANSMITT.	WIENDED ONLY TOR 1222 COM C.
THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFICATION IS DISTRIBUTION OR COPY OF THIS COMMUNICATION IS	S STRICTLY PROHIBITED. IF THIS
COMMUNICATION HAS BEEN RECEIVED IN ERROR, PL TELEPHONE OR FAX. THANK YOU.	EASE IMMEDIATELT NOTIFI 05 DI
United Way	~

### SHERIFF'S SALE COST SHEET

Consect France Security Vs. Donald Sponenberg Donna Schell NO. 81-03 ED NO. 641-02 JD DATE/TIME OF SALE 9-10-63 1000
<del></del>
420.00
<u> </u>
LEVY (PER PARCEL \$15.00 MAILING COSTS \$37.50
* <u>-03</u>
ADVERTISING SALE (NEWSDARDS) \$17.50
ADVERTISING SALE (NEWSPAPER) \$15.00 MILEAGE \$ /6.00
<u> </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 \$\frac{10.00}{70.50}\$
TOTAL ********** \$ 470,50
WEB POSTING \$150.00
**************************************
+ <u>- 9 - 9 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 </u>
SOLICITOR'S SERVICES \$75.00 TOTAL *********** \$ \$3/,44
101AL ********* \$ <u>0 &gt;// 9 9</u>
PROTHONOTARY (NOTARY) \$10.00
RECORDER OF DEEDS \$ 42.50
RECORDER OF DEEDS \$ \( \frac{1}{2} \) \( \frac{1} \) \( \frac{1}{2} \) \( \frac{1}{2
101AL \$ 5.50 (1)
REAL ESTATE TAXES:
BORO, TWP & COUNTY 20 \$ 305774
SCHOOL DIST. 20\$ \$\frac{5}{6}\frac{1}{20}\ight(6) \frac{5}{6}\frac{1}{20}\ight(6) \frac{5}{6}\frac{1}{20}\ight(6) \frac{1}{20}1
DELINQUENT 20 $\$ \frac{3444}{43}$
TOTAL ********** \$ 3360.27
1011L
MUNICIPAL FEES DUE:
sewer 20 s $49482$
WATER 20 \$
SEWER 20 \$ \(\frac{491}{8}\) \(\frac{8}{20}\) WATER 20 \$ \(\frac{1}{20}\) \(\frac{8}{20}\) TOTAL ************ \$ \(\frac{491}{8}\) \(\frac{8}{2}\)
SURCHARGE FEE (DSTE) $s_1/60,00$
MISC
<u> </u>
TOTAL ********** \$
TOTAL COSTS (OPENING BID) \$ 5368.53

### COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Conseco Finance Selvicing VS	Drold	Spenmbers	2 Dening	Schel
NO. 8/-03 ED	NO	647-02		_JD
DATE/TIME OF SALE: $9-10-03$	1600			
BID PRICE (INCLUDES COST)	\$			
POUNDAGE – 2% OF BID	\$			
TRANSFER TAX – 2% OF FAIR MKT	\$			
LIEN CERTIFICATE	\$			
MISC. COSTS	\$			
TOTAL AMOUNT NEEDED TO PURCH	LASE	9	S	
PURCHASER(S):ADDRESS:				
NAMES(S) ON DEED:				
PURCHASER(S) SIGNATURE(S):				
TOTAL DUE:		9	}	
LESS DEPOSIT:			S	
DOWN PAYMENT	:		S	
TOTAL DUE IN 8 I	DAYS	\$	)	

### SHERIFF'S SALE COST SHEET

Consecu France Socurchy VS NO. 8/-03 ED NO. 647-02 J	8. Syxnen	bon + Schen	/	
NO. 8/-03 ED NO. 647-03 I	D DÅTE/TIN	1E OF SALE	(p)	
DOCKET/RETURN	\$15.00_			
SERVICE PER DEF.	\$ 225,00			
LEVY (PER PARCEL	\$15.00			
MAILING COSTS	\$ 57,50			
ADVERTISING SALE BILLS & COPIES	\$17.50			
ADVERTISING SALE (NEWSPAPER)	\$15.00			
MILEAGE	\$ 16.00			
POSTING HANDBILL	\$15.00			
CRYING/ADJOURN SALE	\$10.00			
SHERIFF'S DEED	<del>\$35.0</del> 0			
TRANSFER TAX FORM	<del>\$25.0</del> 0			
DISTRIBUTION FORM	\$25.00			
COPIES	\$ 7,50			
NOTARY	\$ <u>/2,00</u>	つらごとへ		
TOTAL *******	*****	\$ 282,20		
WEB POSTING / 2 //				
	Ψ100.00			
PRESS ENTERPRISE INC.	\$ 606,44			
SOLICITOR'S SERVICES	<del>\$75.00</del>	411		
TOTAL *******	*******	\$ 156.74		
PROTHONOTARY (NOTARY)	\$ <del>10.0</del> 0			
RECORDER OF DEEDS	S			
RECORDER OF DEEDS  TOTAL ************************************	*******	<u>\$</u>		
REAL ESTATE TAXES:				
BORO, TWP & COUNTY 20	\$			
SCHOOL DIST. 20	\$			
DELINQUENT 20	\$ 5,00			
TOTAL ********	*******	\$ 5,00		
MUNICIPAL FEES DUE:				
SEWER 20_	\$			
WATER 20_	\$			
WATER 20 TOTAL ********	*******	\$ <u>-0-</u>		
CUDCUADCE FEE (DCTE)		\$ 160,00		
SURCHARGE FEE (DSTE) MISC.	¢	\$ 160700		
MISC.	φ			
TOTAL *******	·*********	\$ - O	_	Λ -
IOIAL		/	350.10 306.94 43.06	My.
TOTAL COSTS (OP	ENING BID)	\$ /3	306.94	
101112 00013 (01	<i>DID</i> j	<u> </u>	- 1	
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			1 5,00	4 500

Phone: 570 784 8552

Fax



# Fax

•Comr	ments	···	··				
□ Urg	ent	☐ For Review	☐ Please Com	ment	☐ Please Reply	☐ Please Recycle	
Re:	ban	kruptcy		CC:			
Phone	): 			Pages:	3		
Fax:				Date:	September 11, 200	03	
To:	[Click here and type name]			From:	: Chief Deputy Tim Chamberlain		

Service Cent Regi	Signial Signial Received H YES,	SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
ervice Type Cernified Mail Registered Insured Mail		Complete items 1, 2, ( Also complete item 4 if Restricted Delivery is desired.	A. Signaturey // 8/
Type flied Ma stered ed Mai	o la	■ Print your name and address on the reverse	Agent Addresse
-	ure  When the section is the section in the section	so that we can return the card to you.  Attach this card to the back of the mailpiece,	B. Received by (Printed Name) C. Date of Dally of
	difference of the same of the	or on the front if space permits.	D. is delivery address different from item 1?   Yes
Express Mai Return Rece C.O.D.	int in this	INTERNAL REVENUE SERVICE	if YES, enter delivery address below:
Rec Hec		TECHNICAL SUPPORT GROUP	
eipt fo	12 5 W	WILLIAM GREEN FEDERAL BUILDING	
Express Mail Return Receipt for Merchandise C.O.D.		600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106	
rchar	₹ ₹   ***		3. Service Type  ■ Certified Mail □ Express Mail
ıdisə	Dellwery See	I [	☐ Registered ☐ Return Receipt for Merchandise
1 [[	Bece Section 1	T Verification of the second o	☐ Insured Mail ☐ C.O.D.  4. Restricted Delivery? (Extra Fee) ☐ Yes
		2. Article Number 7002 3	150 0006 4911 7505
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Service Type Certified Mail Registered Insured Mail	MPLETS Signature Received A CA Is delivery	SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
Type fled Ma stered ed Ma		■ Complete items 1, 2, a Also complete	A. Signature
	S SE	item 4 if Restricted Delivery is desired.  Print your name and address on the reverse	Samuel J lentille
	nature  Served by Pritter Name  Converted to the served by Pritter Name  Converted to the served to	so that we can return the card to you.	B. Received by (Printed Name) C. Date of Deliver
Express Meil Return Receipt for Merchandise C.O.D.		Attach this card to the back of the mailpiece, or on the front if space permits.	JUL 0-3, 2005
s Ma	Be die die die die die die die die die di	COMMONWEALTH OF PENNSYLVANIA	D. Is delivery address different from <b>blad to UD-Yes</b> UDC ter delivery address below: D No
jpt fc	*G 🖂 🖁	DEPARTMENT OF REVENUE-ATTN: SHI	ERIFF SALF
] <u>\$</u>		BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION	
chan	& Son Adam	DEPARTMENT 281230	
dise	Agent Addressee	HARRISBURG, PA 17128-1230	3. Service Type  8 Centified Mail  Express Mail
		,	☐ Registered ☐ Return Receipt for Merchandis
2 □ □ <b>3</b> S	D. B. R.	<u> </u>	☐ Insured Mail ☐ C.O.D.  4. Restricted Delivery? (Extra Fee) ☐ Yes
		2. Article Number	
vice Type Certified Mail Registered Insured Mail stricted Delive	ed by	(Transfer from service label) プロロビ	3150 0006 4911 7550
vice Type Centified Mail	Signature Signat	PS Form 3811, August 2001 Domestic Re	turn Receipt 2ACFRI-03-Z-0
	ed Ni	SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
Express Mail Return Resc	Somp Somp (Somp) ame) ant from dress b	■ Complete items 1, 2, a Also complete item 4 if Restricted Delivery is desired.	A. Signetture
ss Meil n Resel	p p p p p p p p p p p p p p p p p p p	■ Print your name and address on the reverse	X Addresse
ept		so that we can return the card to you.  Attach this card to the back of the mailpiece,	B. Received by (Printed Name) U. Date & DONA
	□ □   □   □   □   □   □   □   □   □	or on the front if space permits.  1. Article Addressed to:	D. Is delivery address different from item 1? Yes
n and	Agent Address of Delivers	Commonwealth of PA	if YES, enter delivery address below: 🔲 No
	See Very	Dept. 280601	
Stered stered ad Delive	T S S S S S S S S S S S S S S S S S S S	Harri-burg, PA 17128	
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	Vame didney		☐ Insured Mail ☐ C.O.D.
Express Mail Return Rece C.O.D.	to Printed Name of the Pri		4. Restricted Delivery? (Extra Fee) Yes
□ □ □	to Printed Name  Depth of the Control of the Contro	2. Article Number (Transfer from service label) 7002	3150 0006 4911 7536
for M		PS Form 3811, August 2001 Domestic Ret	urn Receipt 2ACPRI-03-Z-0:
for Merchandise	Date of Deliver		
indise	D Agent D Addressee		

(Official Form 1) (9/87)

United States Bankruptcy Court Eastern District of Pennsylvania					Voluntary Petition	
Name of Debtor (if individual, enter La	st, First, Middle):		Name of Joint Debto	(Spouse)(Last, I	irst, Middle):	
Schell, Sr., William Henry			Schell, Donna Je	an		
All Other Names used by the Debtor in (molade married, maiden, and trade names):	the last 6 years	•	All Other Names use (include married, maide		otor in the last 5 years	
Sec. Sec./Tax I.D. No. (if more than or 051-36-4985	ie, state ali).		Soc. Sec./Tax I.D. N 170-44-4567	o. (if more than o	nė, stato ali):	
Street Address of Debter (No. & Street,	City, State & Zip Code):		Street Address of Join	t Debfor (No. &	Street, City, State & Zip Code):	
1500 Fairview Avenue Berwick PA 18603			1500 Fairview A Berwick PA		·	
County of Residence or of the Principal Place of Business: Colu	ımbia		County of Residence Principal Place of Bus		olumbia	
Mailing Address of Debtos (if different t	from street azidress):		Mailing Address of Id	int Debtor (if diff	iron: from street address).	
Location of Principal Assets of Business if different from street address showe;	Debtor		<u> </u>			
<u>i</u> n	formation Regardin	g the Del	btor (Check the A	policable Bo	xes)	
Venue (Check any applicable box)		<del>-</del>				
of fair pention or fer a longer part of such  There is a bankruptcy case concerning de  Type of Relator (Chec  Individual(s)	btor's affiliate, general partner, c		Т • • • • • • • • • • • • • • • • • • •	<u>-</u>		
<u> </u>	Restroed				nkruptcy Code Under Which Bed (Check one box)	
Corporation Partnership	Railroad Stockbroker Commodity Br	volker		the Petition is F.  Chapte Chapte	Hed (Check one box)  r 11	
Corporation Partnership Other Nature of Deb	Stockbroker	viker	Chapter 7 Chapter 9 Sec. 304 - Case ancil	the Petition is F Chapte Chapte To foreign proce Filling Fee (Cl	Hed (Check one box)  f 13	
Corporation Partnership Other  Nature of Deb Consumer Non-Business Chapter 11 Small Business (Check Debtor is a small business as defined in 11	Stockbricker Commodity Br  Ms (Check one box) Business  all boxes that apply) U.S.C. § 101	юkет	Chapter 7 Chapter 9 Sec. 304 - Case and the Pull Piling For Attach	the Petition is F Chapte Chapte Thing Fee (C) to d n installments (App Dication for the con de to pay fee except	Hed (Check one box)  11	
Corporation Partnership Other  Nature of Deb Consumer/Non-Business Chapter 11 Small Business (Cheok Debtor is a small business as defined in 11 Debtor is and clean to be considered a sm 11 U.S.C. § 1121(c) (Optional) Intistical/Administrative Information Debtor estimates that finds will be available	Stockbricker Commodity Br  Ms (Check one box) Business all boxes that apply) U.S.C. § 101 all business under  (Estimate: only) le for distribution to unaccured operty is excluded and administr	creditar.	Chapter 7 Chapter 9 Sec. 304 - Case and Pull Piling Fee to be paid in Must attach signed ap that the debtor is unal Rule 1006(b). See O	the Petition is F Chapte Chapte Thing Fee (C) to d n installments (App Dication for the con de to pay fee except	Hed (Check one box)  r 11	
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Corporation Partnership Other Nature of Deb Consumer/Non-Business Chapter 11 Small Business (Check Debtor is a small business as defined in 11 Debtor is and elects to be considered a sm 11 U.S.C. § 1121(c) (Optional) Statistical/Administrative Information Debtor estimates that finds will be available Debtor estimates that, after any exempl probe no funds available for distribution to unsettinated Number of Creditors  stimuted Number of Creditors  stimuted Assets  40 to \$30,000 to \$1,00,000 to \$500,000	Stockbricker Commodity Br  Ms (Check one box) Business  all boxes that apply) U.S.C. § 101 all business under  (Estimate; only) le for distribution to unaccured coperty is excluded and administration accured creditors.  1-12 16-49 30-99  ESTOC.901 16 \$1,000.001 to \$1 million  \$10 million  \$10 million	creditura. Takive expenses 100-199 S10,008,0	Chapter 7 Chapter 9 Chapter 9 Sec. 304 - Case and the Filing Fee to be paid in Must attack signed up that the debtor is unat Rule 1006(b). See Of paid, there will  200-999 1600-ever	the Petition is F  Chapte Chapte Chapte Thing Fee (Cl ed Initiallments (App Beation for the cos to pay fee except Beat Form No. 3.	Hed (Check one box)  11	

W. Francisco

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., IN THE COURT OF COMMON PLEAS f/k/a Conseco Finance CDC 7360 S. Kyrene Road Tempe, AZ 85283

OF COLUMBIA COUNTY CIVIL ACTION - LAW

Plaintiff

V8.

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

ACTION OF MORTGAGE FORECLOSURE

Term No. 2002-cv-647

IR D3 EMS

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 September 10, 2003 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.

Paul R. Everly 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.

Sworn and subscribed to before me	this St. day of September 2003
,	
	(Notary Public) Commonwealth Of Pennsylvania My COMMISSION Sees Dennis L. Ashenfelder, Notary Public Scott Twp., Columbia County My Commission Expires July 3, 2007
And now,	Member, Pennsylvania Association Of Notices, 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 fu	ıll.



F140NE 1570: 389-3622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA. 17815 FAX: (570) 781-0257

24 HOUR PHONE (570) 784-6360

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

Docket # 81ED2003

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

THE HEIRS, EXECUTORS, ADMINISTRATORS, SECCESSORS 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 PLIBLIC

NOTARIAL SEAL WENDY WESTOVER, NOTARY PUBLIC BLOOMSBURG, COLUMBIA CO., PA MY COMMISSION EXPIRES NOVEMBER 07, 2005 SHERIFF HARRY A. ROADARMEL JR.

takey a. Roadamed &

G. MILLARD DEPUTY SHERIFF



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (579) 784-9257

24 HOUR PHONE (578) 764-6300

PHONE (\$70) 389-\$622

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

VS

Docket # 81ED2003

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

THE HEIRS, EXECUTORS, ADMINISTRATORS, SECCESSORS 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

NOTARIAL SEAL WENDY WESTOVER, NOTARY PUBLIC BLOOMSBURG, COLUMBIA CO., PA MY COMMISSION EXPIRES NOVEMBER 07, 2005 X SHERIFF HARRY A. ROADARMEL JR.

Harry a. Roadanned J.

*I.*/ARTER

DEPUTY SHERIFF



PHONE (570) 389-5622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 389-5625

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

NOTABIAL BEAL WENDY WESTOVER, NOTARY PUBLIC BLOOMSBURG, COLUMBIA CO., PA Y COMMISSION EXPIRES NOVEMBER 07, 2005



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

24 HOUR PHONE (570) 784-6300

(\$70) 389-5622

PHONE

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

Docket # 81ED2003

WRIT OF EXECUTION - MORTGAGE **FORECLOSURE** 

THE HEIRS, EXECUTORS, ADMINISTRATORS, SECCESSORS 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

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

SHERIFF HARRY A. ROADARMEL JR.

Lany a. Roadamed &

G. MILLARD

DEPUTY SHERIFF



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. 80X 380 BLOOMSBURG, PA 17815 FAX: (570) 784-9787

24 HOUR PHONE (578) 784-6360

PHONE (570) 389-3622

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

VQ

Docket # 81ED2003

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

THE HEIRS, EXECUTORS, ADMINISTRATORS, SECCESSORS 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

NOTARIAL SEAL WENCY WESTOVER, NOTARY PUBLIC BLOOMSBURG, COLUMBIA CO., PA MY COMMISSION EXPIRES NOVEMBER 07, 2005 SHERIFF HARRY A. ROADARMEL JR.

Harry a. Roadamed J.

ARTER DEPUTY SHERIFF

OFFICER: T. CHAMBERLAIN DATE RECEIVED 6/19/2003			SERVICE# 1 - OF - 16 SERVICES DOCKET # 81ED2003		
PLAINTIFF		NSECO FINA ANCE CDC	ANCE SERVICI	NG CORP., I	F/K/A CONSECO
DEFENDANT	SEC DEC				TORS, SPONENBERG,
PERSON/CORP TO	O SERVED		PAPERS TO S	ERVED	
NOAH NAPERSTE	CK, ESQ. C/O		WRIT OF EXE	CUTION - M	IORTGAGE
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DATE <u>2-2-3</u>					
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	F. OTHER	(SPECIFY)			
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DEIOLI J	ш.		DATE _		

SERVICE# 2 - OF - 16 SERVICES

OFFICER: T. CHAMBERLAIN

DATE RECEIVED	6/19/2003	DOCKET # 81ED2003			
PLAINTIFF		CONSECO FINANCE SERVICING CORP., F/K/A CONSECC FINANCE CDC			
DEFENDANT		THE HEIRS, EXECUTORS, ADMINISTRATORS, SECCESSORS AND ASSIGNS OF DONAL SPONENBERG, DECEASED DONNA SCHELL			
PERSON/CORP TO	SERVEI	PAPERS TO SERVED			
DONNA SCHELL	521(12)	WRIT OF EXECUTION - MORTGAGE			
1500 FAIRVIEW AV	Ē.	FORECLOSURE			
BERWICK					
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ATTEMPTS DATE	TIME	OFFICER REMARKS			
DEPUTY	Mil	DATE 07/07/03			

SERVICE# 6 - OF - 16 SERVICES

OFFICER: T. CHAMBERLAIN

DATE RECEIVED	6/19/2003	DOCKET # 81ED2003		
PLAINTIFF	CONSECO FINANCE CD	NANCE SERVICING CORP., F/K/A CONSECC C		
DEFENDANT		EXECUTORS, ADMINISTRATORS, AND ASSIGNS OF DONAL SPONENBERG, ELL		
PERSON/CORP TO	SERVED	PAPERS TO SERVED		
NOAH NAPERSTECI	K, ESQ.	WRIT OF EXECUTION - MORTGAGE		
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Race Sex I	deight Weight	Eyes Hair Age Military		
TYPE OF SERVICE:	B. HOUSEHOLD ME C. CORPORATION M D. REGISTERED AG E. NOT FOUND AT I			
ATTEMPTS DATE	TIME O	FFICER REMARKS		
DEPUTY (	w -	DATE 7-2-3		

SERVICE# 7 - OF - 16 SERVICES

OFFICER: T. CHAMBERLAIN

DATE RECEIVED 6/19/2003 DOCKET # 81ED2003 PLAINTIFF CONSECO FINANCE SERVICING CORP., F/K/A CONSECO FINANCE CDC DEFENDANT THE HEIRS, EXECUTORS, ADMINISTRATORS. SECCESSORS 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 sha<u>rc</u> SERVED UPON 16 ME 16 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 TIME OFFICER DATE REMARKS DEPUTY \_\_\_\_\_ DATE \_\_\_\_

SERVICE# 8 - OF - 16 SERVICES

OFFICER: T. CHAMBERLAIN

DATE RECEIVED	6/19/2003 DOCKET # 81ED2003				
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DEFENDANT		THE HEIRS, E SECCESSORS DECEASED DONNA SCHE	AND ASSIGN		ATORS, L SPONENBERG,
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SERVED UPON RELATIONSHIP DATE 07/02/05 T	Sec.		IDENTIF	ICATION	
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SERVICE# 9 - OF - 16 SERVICES

T. CHAMBERLAIN

OFFICER:

DATE RECEIVED 6/19/20	03	DOCKET # 81E	ED2003
PLAINTIFF	CONSECO FIN FINANCE CDC		NG CORP., F/K/A CONSECO
DEFENDANT		AND ASSIGNS (	MINISTRATORS, OF DONAL SPONENBERG,
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OFFICER: DATE RECEIVED	6/19/2003		10 - OF - 16 SERVICES 81ED2003
PLAINTIFF		SECO FINANCE SERV NCE CDC	ICING CORP., F/K/A CONSECO
DEFENDANT	SECO DECI	HEIRS , EXECUTORS, CESSORS AND ASSIGN EASED NA SCHELL	ADMINISTRATORS, IS OF DONAL SPONENBERG,
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OFFICER:

OFFICER: DATE RECEIVED	6/19/2003	SERVICE# 13 DOCKET # 81E	- OF - 16 SERVICES D2003
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DEFENDANT			MINISTRATORS, OF DONAL SPONENBERG,
PERSON/CORP TO	O SERVED	PAPERS TO SI	ERVED
COLUMBIA COUN	TY TAX CLAIM	WRIT OF EXEC	CUTION - MORTGAGE
PO BOX 380		FORECLOSUR	E
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	F. OTHER (SPECIF	Y)	
ATTEMPTS DATE	TIME C	OFFICER	REMARKS
DEPUTY	wo	DATE	7-2-3

If you desire a receipt, send a self-addressed stamped envelope with your payment THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT	BECKWICK PA 18603	SPONENBERG DONALD & THELMA	TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED	F NE:570-752-7442	HOURS MON, TUE, THUR & FRI: 9:30AM - 4PM B CLOSED WEDNESDAY & HOLIDAYS. CLOSED FRIDAY AFTER DISCOUNT		1615 Lincoln Avenue	LE TO:	Municipality		٥	H,			1500 FAIRVIEW AVENUE	A SPONENBERG DONALD & THELMS	<b>*</b>		AFTER DISCT.	LOSED WED	HOURS MON, TUES, THURS, FRI 9:30am	i	BERWICK PA 18603	GINGHER		TAX NOTICE 2003 SCHOOL REAL ESTATE BERWICK BOROUGH
	.3306 Acres			The discount & penalty have been calculated PAY THIS AMOUNT for your convenience	BORORE	EIBE LIGHT	GENERAL 19,510 SINKING	DESCRIPTION ASSESSMENT	FOR: COLUMBIA COUNTY	Original	0.33 ACRES	0246-0208	1500 FAIRVIEW AVE	PARCEL 04D05 10			The first of the couple of the	This tax notice must be returned with	now and payable. Prompt payment is requested	computed for your convenience. Taxes are due	The 2% discount and 10% penalty have been			REAL ESTATE 1	DESCRIPTION ASSESSMENT	AREA
Total Assessment	EW AVE Land	0	CNTY TWP	April April		.75	<del>55.55</del>	MILLS LESS				œ <u> </u>	E .	10000000	PROPERTY DESCRIPTION	SCHOOL		AMOUNT	SIHT	PAY				 19510 31.400	RATE	STRICT
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	FILE COPY	courthouse on: January 1, 2004	n pand alter			15.36	_	JE INCL PENALTY	BILL NO.		JANUARY 1, 2004	TO COURT HOUSE:	AX RETURNED		7136	10%	. 7	N IF PAID!		61 673.87	(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)			.61 673.87	CE INC PENALTY	виц# 003781

#2002-CU-647

In Court of Common Pleas of Columbia County PA.

No. of ED No. of JD

Civil Action—Law

Mortgage Foreclosure

THE HEIRS, EXECUTORS, ADMINSTRATORS,

CONSECO FINANCE ET AL.

Vs.

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

3

### 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, SECCESSORS 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,

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, includin.

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!

Kesther

In Court of Common Pleas of Columbia County PA.

CONSECO FINANCE ET AL.

No. of ED

#2002-CU-647

Vs.

Civil Action—Law Mortgage Foreclosure

THE HEIRS, EXECUTORS, ADMINSTRATORS, SUCCESSORS AND ASSIGNS OF DONALD SPON

SUCCESSORS AND ASSIGNS OF DONALD SPONENBERG, DECEASED

### Waiver of Watchman

Esquire
or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in oustody 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

Anomey for Flammin

### REAL ESTATE OUTLINE

ED#<u>8/-03</u>

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1 <sup>ST</sup> WEEK 8 30-43
2 <sup>ND</sup> WEEK ★ 37.03
3 <sup>RD</sup> WEEK <u> </u>

## 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.

IMPORT ANT 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.sheriffofcolumbiacounty.com

### NON-MILITARY AFFIDAVIT

STATE OF

SS

COUNTY OF

RE:

oath deposes and says:

- 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.

ore me

Sworn to and subscribed before me this / i day of the , 2003

NOTARY PUBLIC

NOTARIAL SEAL
THERESA A KIESEL, Notary Public
City of Philadelphia, Phila. County
My Commission Expires August 15, 2006

### COMMONWEALTH OF PENNSYLVANIA County of COLUMBIA

Comroe Hing LLP

Identification No.: 25694

Bv: David B. Comroe

1700 Market Street, Suite 1400

Philadelphia, PA 19103

 $(215)\,568-0400$ 

Attorney for Plaintiff

Conseco Finance Servicing Corp., IN THE COURT OF COMMON PLEAS f/k/a Conseco Finance CDC

7360 S. Kyrene Road Tempe, AZ 85283

Plaintiff

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

VS.

The Heirs, Executors, ACTION OF MORTGAGE FORECLOSURE 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

1863 EAG

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

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

Identification No.: 25694

Conseco Finance Servicing Corp., IN THE COURT OF COMMON PLEAS f/k/a Conseco Finance CDC 7360 S. Kyrene Road Tempe, AZ 85283

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 3036081

Defendants 

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

The Heirs, Executors, Administrators, Successors and TO: 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 , at 10:00 a.m., Sale on 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 <u>immediate action</u>:

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

Identification No.: 25694

Conseco Finance Servicing Corp., IN THE COURT OF COMMON PLEAS f/k/a Conseco Finance CDC 7360 S. Kyrene Road Tempe, AZ 85283

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

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:

Comroe, Esquire Attorney for Plaintiff

SWORN TO AND SUBSCRIBED before me

this (1-1 day of

Notary Public

NOTARIAL SEAL THERESA A KIESEL, Notary Public City of Philadelphia, Phila. County My Commission Expires August 15, 2006 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 C.P. (Circle One) 7360 S. Kyrene Road Tempe, AZ 85283

Plaintiff

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

No. 2002-cv-647 203 EB-81

Defendants

#### I HEREBY CERTIFY THAT:

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

- A. In Assumpsit (Contract)
- B. In Trespass (Accident)
  X 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:

- X 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:

- X 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.: 1215,568-0400

Signature:

Address:

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

# 2003 ED 81

# ORDER FOR SERVICE

Date: June 11, 2003

TO: The Sheriff of Columbia County

		Prothonotary No: 2002-cv-647 Sheriff's Costs:
FROM:	(included zip code and telephone num DAVID B. COMROE, ESQUIRE Comroe Hing LLP 1608 Walnut Street, Suite Philadelphia, PA 19103 (215) 568-0400	COMPLAINT Assumpsit
	ease include self-addressed stamped envel d one added copy of caption page)	ope
vs. heirs, exec	utors, adm., successors and assigns of	Person served: Relation/Position: Place of Service:
	onenberg , deceased and ell(possible heir)	Time & Date:
	Defendant	Relation No. of Trips: Deputy: Last Day for Service:
		HEIRS EXECUTORS, ADMINISTRATORS,
	ORS AND ASSIGNS OF DONALD SE Γ: (include zip code - No P.O. Boxes)	ONENBERG, DECEASED
	t Main Street urg, PA 17815	
SPECIAL	INSTRUCTIONS: (use other side is nece	ssary)
SE	RVE DEFENDANT AT THE ABOVE A	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 mode DAVID B. COMROE, ESQUIRE Comroe Hing LLP 1608 Walnut Street, Suit Philadelphia, PA 19103 (215) 568-0400	COMPLAINT Assumpsit			
	e include self-addressed stamped envone added copy of caption page)	relope			
vs. heirs, execute Donald Spon Donna Schell  SERVE: DO	Plaintiff  ors, adm., successors and assigns of enberg, deceased and (possible heir)  Defendant  NNA SCHELL (possibel heir	Person served: Relation/Position: Place of Service:  Time & Date: Witness: Relation No. of Trips: Deputy: Last Day for Service:			
	(include zip code - No P.O. Boxes)  view Avenue				
Berwick,	PA 18603				
SPECIAL INSTRUCTIONS: (use other side is necessary)					
SERV	E 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)568-0400Attorney for Plaintiff

Identification No.: 25694

Conseco Finance Servicing Corp., IN THE COURT OF COMMON PLEAS f/k/a Conseco Finance CDC 7360 S. Kyrene Road Tempe, AZ 85283

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 18 Q3 EDG

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:

<u>Date</u>	Service Code
 	·

	<u>Date</u>	<u>Service Code</u>
6. Name and address of every other per knowledge who has any record interest affected by the sale.	st in the p	property which may be
	<u>Date</u>	Service Code
5. Name and address of every other interest in or record lien on the probe affected by the sale:		
	<u>Date</u>	<u>Service Code</u>
4. Name and address of the last recoof record:	l orded hold	er of every mortgage
	<u>                                     </u>	
3. Name and last known address of egudgment is a record lien on the pro-		
Berwick PA 18603		
Donna Schell (possible heir) 1500 Fairview Ave.		
Sponenberg Deceased 1500 Fairview Ave. Berwick PA 18603	;	
The Heirs Executors Administrators Successors and Assigns of Donal		

	<u>Date</u>	Service Code
Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg PA 17105		3
Child Support Enforcement Agecy 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		

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.

3

120 West Main St. Bloomsburg PA 17815

Susan Tetrick James

3

Esq.

29 East Main St. Suite A

Bloomsburg PA 17815

(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.

6/11/03

DATED:

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

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Term No. 2002-cv-647

303EB81

Defendants 

> AFFIDAVIT PURSUANT TO RULE 3129.2 AND RETURN OF SERVICE PURSUANT TO PAR.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

"12 BOOE 0 02 (11) DBE LOSE 2 11 15 E/16 2 0 11	COMROE HING LLP ATTORNEYS FORECLOSURE TRUST ACCOUNT FOR VARIOUS MORTGAGEES · IOLTA ACCOUNT 1508 WALNUT STREET, SUITE 300 PHILADELPHIA, PA 19103 PAY ORDER OF TO THE ORDER OF THE STRUSTBANK 800.220.BANK / firstrust.com	
	23435  DATE (9/11/03 3-7380-2360  S 1 350,00  DOLLARS A ELECTRICAL	

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