

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly, IV, President, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since the day of July 7, 14, 21, 2004 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.

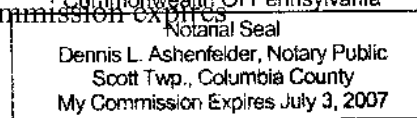
Paul R. Eyerly, IV

Sworn and subscribed to before me this 21st day of July, 2004.

[Signature]

(Notary Public)

My commission expires July 3, 2007



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

.....

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/20/2004

SERVICE# 1 - OF - 15 SERVICES
DOCKET # 81ED2003

PLAINTIFF GREEN TREE CONSUMER DISCOUNT 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
DONNA SCHELL	WRIT OF EXECUTION - MORTGAGE
1500 FAIRVIEW AVE.	FORECLOSURE
BERWICK	

SERVED UPON CHRIS SCHELL

RELATIONSHIP Son IDENTIFICATION _____

DATE 04/20/04 TIME 10:50 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

Flr DGB

DATE

04/20/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/20/2004

SERVICE# 5 - OF - 15 SERVICES
DOCKET # 81ED2003

PLAINTIFF GREEN TREE CONSUMER DISCOUNT 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 LINDA FROMSMAN

RELATIONSHIP RECEPTIONIST IDENTIFICATION _____

DATE 04/20/04 TIME 1435 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA X 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

T. Chamberlain DATE 04/20/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/20/2004

SERVICE# 6 - OF - 15 SERVICES
DOCKET # 81ED2003

PLAINTIFF GREEN TREE CONSUMER DISCOUNT 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	WRIT OF EXECUTION - MORTGAGE
29 EAST MAIN ST. SUITE A	FORECLOSURE
BLOOMSBURG	

SERVED UPON SUSAN JAMES

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04/20/04 TIME 1415 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

Alan Delt

DATE

04/20/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 4/20/2004

SERVICE# 7 - OF - 15 SERVICES
 DOCKET # 81ED2003

PLAINTIFF GREEN TREE CONSUMER DISCOUNT 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
CONNIE GINGHER- TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
1615 LINCOLN AVE.	FORECLOSURE
BERWICK	

SERVED UPON CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04/20/04 TIME 1135 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA X 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 Paul Dill DATE 04/20/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/20/2004

SERVICE# 8 - OF - 15 SERVICES
DOCKET # 81ED2003

PLAINTIFF GREEN TREE CONSUMER DISCOUNT 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
7474D COLUMBIA BLVD
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON KELLY GRATER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 04/20/04 TIME 1040 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

P. Chamberlain

DATE 04/20/04

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA
Dent. 280601
Harrisburg, PA 17128

2. Article Number

(Transfer from service label)

7002 0860 0007 7404 1408

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-11

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

2. Article Number

(Transfer from service label)

7002 0860 0007 7404 1422

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-11

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

7002 0860 0007 7404 1361

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Samuel J. Ventresca ☐ Agent ☒ Address

B. Received by (Printed Name)

APR 21 2004 C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Samuel J. Ventresca ☐ Agent ☒ Address

B. Received by (Printed Name)

APR 21 2004 C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Samuel J. Ventresca ☐ Agent ☒ Address

B. Received by (Printed Name)

APR 21 2004 C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Samuel J. Ventresca ☐ Agent ☒ Address

B. Received by (Printed Name)

APR 21 2004 C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Samuel J. Ventresca ☐ Agent ☒ Address

B. Received by (Printed Name)

APR 21 2004 C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Samuel J. Ventresca ☐ Agent ☒ Address

B. Received by (Printed Name)

APR 21 2004 C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Samuel J. Ventresca ☐ Agent ☒ Address

B. Received by (Printed Name)

APR 21 2004 C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/20/2004

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 81ED2003

PLAINTIFF GREEN TREE CONSUMER DISCOUNT 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
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Ernie Neubart

RELATIONSHIP 161 IDENTIFICATION _____

DATE 04/20/04 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

Pat DCH

DATE 04/20/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/20/2004

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 81ED2003

PLAINTIFF GREEN TREE CONSUMER DISCOUNT 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
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON L. H. R. I. S. N. P. O. O. J.

RELATIONSHIP E. O. IDENTIFICATION _____

DATE 04/20/04 TIME 1445 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

Per. D. H.

DATE 04/20/04



SUSAN TETRICK JAMES
Attorney at Law

April 22, 2004

Timothy T. Chamberlain
Acting Sheriff of Columbia County
P.O. Box 380
Bloomsburg, PA 17815

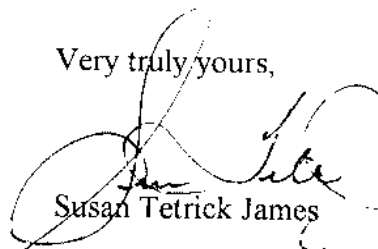
RE: *Green Tree Consumer Discount
Corp., f/k/a Conseco Finance CDC
v. The Heirs, Executors,
Administrators, Successors and
Assigns of Donal Sponenberg,
Deceased, Donna Schell
Docket #81ED2003 JD#647JD2002*

Dear Mr. Chamberlain:

I would like to make a claim against the real property up for Sheriff's Sale on July 14, 2004, regarding the above referenced matter. Please be advised the Estate of Donal Sponenberg, Defendant, owes outstanding attorney's fees to date totaling \$611.24.

If you should have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,



Susan Tetrick James

STJ/clq

ORDER FOR SERVICE

TO: The Sheriff of Columbia County

Date: 2/17/04
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: 3/17/04
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:

Tax Notice 2004 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9:30AM - 4PM

CLOSED WEDNESDAY & HOLIDAYS
CLOSED FRIDAY AFTER DISCOUNT

PHONE: 570-752-7442

DATE 03/01/2004 BILL NO. 6014

FOR: COLUMBIA COUNTY

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	19,510	5.646	107.95	110.15	121.17
SINKING		.845	16.16	16.49	18.14
LIGHT		.75	14.34	14.63	15.36
FIRE		1.25	23.90	24.39	25.61
BORO RE		6.1	116.63	119.01	124.96
The discount & penalty have been calculated for your convenience	PAY THIS AMOUNT		278.98 April 30 If paid on or before	284.67 June 30 If paid on or before	305.24 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SPONENBERG DONALD & THELMA
1500 FAIRVIEW AVENUE
BERWICK PA 18603

Discount	CNTY 2 %	TWP 2 %	
Penalty	10 %	5 %	
PARCEL: 04D-05 -100-00,000			
1500 FAIRVIEW AVE			
.3306 Acres			
Land			5,760
Buildings			13,750
Total Assessment			19,510

This tax returned to
counthouse on:
January 1, 2005

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

BERWICK AREA JOINT SEWER AUTHORITY

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

April 21, 2004

Timothy T. Chamberlain
Acting Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

**GREEN TREE CONSUMER DISCOUNT 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 Timothy:

The outstanding balance on sewer account #133432 for the property located at
1500 Fairview Avenue, Berwick, Pa. through July 2004 is \$751.16.

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

Sincerely,

Kelly Greer
Authority Clerk

REAL ESTATE OUTLINE

ED # 81-03

DATE RECEIVED 3-24-04
DOCKET AND INDEX 4-20-04
SET FILE FOLDER UP 4-20-04

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 24974

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

SALE DATE July 14, 04 TIME 1000
POSTING DATE June 9
ADV. DATES FOR NEWSPAPER
1ST WEEK June 23
2ND WEEK 30
3RD WEEK July 7, 04

LAW OFFICES
COMROE HING LLP

SUITE 300
1608 WALNUT STREET
PHILADELPHIA, PA 19103

(215) 568-0400
FAX NUMBER (215) 568-5560
www.comroehing.com

DAVID B. COMROE
GLENN F. HING

SHERYL L. AXELROD
BLAIR KALISH ADLER

March 22, 2004

Columbia County Prothonotary
PO Box 380
Bloomsberg, PA 17815

RE: Conesco Finance Servicing Corp., ET AL. V SPONENBERG,
ET AL./2002-CV-647

Dear Sir/Madam:

Enclosed please find an original and one copy of the
Praeipice to Re-Schedule Sheriff sale and Default Judgment
papers in the above captioned matter to be filed with your
office. Would you please file same and return the copy, time-
stamped, to my attention in the envelope provided. After all
papers have been filed, please forward to the Sheriff's Office
for placement on the **Sheriff's sale list**.

In order to cover the costs incurred, enclosed are the
following checks for your use:

Sheriff 1,350.00

Thank you for your assistance in this matter.

Very Truly yours,
Terri Reice (for)
DAVID B. COMROE

LS 2004 MAR 24 10:00 AM

/tr
enc.

COMMONWEALTH OF PENNSYLVANIA
County of COLUMBIA

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

Identification No.: 25694

Green Tree Consumer Discount
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-ED-81

Defendants

Re-Issued
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
6/16/03 to sale date
@ 13.79%
(Costs to be added)

BY:

Toni B. Klein
Clerk

Prothonotary

Date:

3/24/04

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

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

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

2003-ED-81

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

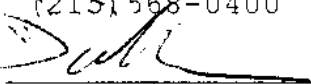
residents of the Commonwealth of Pennsylvania:

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

**UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

In re:

**WILLIAM HENRY SCHELL SR
DONNA JEAN SCHELL**

* Debtor(s)

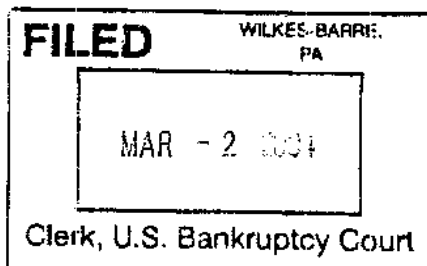
Case Number: **5-03-54399**
Chapter: **13**

ORDER

At Wilkes-Barre, in said district, on the 2nd day of MARCH, 2004,

IT IS ORDERED that the CASE is hereby dismissed for debtor(s) failure to comply with Order dated SEPTEMBER 10, 2003.


John J. Thomas, Bankruptcy Judge



2004 MAR 24 A 9:57

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

Identification No.: 25694

Green Tree Consumer Discount
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-ED-81

Defendants

.....

AFFIDAVIT PURSUANT TO RULE 3129.1

Green Tree Consumer Discount 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>

Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg PA 17105	3/17/03	3
Child Support Enforcement Agency 700 Sawmill Road Bloomsburg PA 17815	//	//
Family Court Domestic Relations Division P.O. Box 380 Bloomsburg PA 17815	//	//
Internal Revenue Service Federal Estate Tax Division Special Procedures Branch Federated Investors Towers 1001 Liberty Ave. 13th Floor Suite 300 Pittsburgh PA 15222	//	//
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division 6th Floor Strawberry Square Dept. 280601 Harrisburg PA 17128	3/17/03	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. Naparstek
Esq.
120 West Main St.
Bloomsburg PA 17815

Susan Tetrick James
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.

DATED: 3/17/04

A handwritten signature in black ink, appearing to be 'D. H.', is written above a horizontal line.

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

Green Tree Consumer Discount
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

ACTION OF MORTGAGE FORECLOSURE

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

Term
No. 2002-cv-647

2003-ED-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, Green Tree
Consumer Discount 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: March 17, 2004



David B. Comroe
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-ED-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 _____, 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

LAW OFFICES
COMROE HING LLP
SUITE 300
1608 WALNUT STREET
PHILADELPHIA, PA 19103-3446

(215) 568-0400
FAX NUMBER (215) 568-5560
www.comroehing.com

DAVID B. COMROE
GLENN F. HING

SHERYL L. AXELROD
BLAIR KALISH ADLER

Child Support Enforcement Agency
700 Sawmill Road
Bloomsburg PA 17815

March 17, 2004

RE: Green Tree Consumer Discount Corp., f/k/a Conseco
Finance CDC vs The Heirs, Executors, Administrators,
Successors and Assigns of Donal Sponenberg, Deceased,
Donna Schell (possible heir)
Docket No.: Term, 2002-cv-647
Property Address: 1500 Fairview Ave., Berwick, PA, 18603
NOTICE OF SALE OF REAL PROPERTY

Dear Sir/Madam:

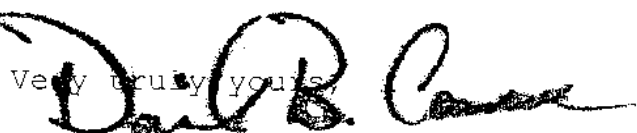
Please be advised that the property and improvements, if any, as set forth above, will be sold by the Sheriff of COLUMBIA County, in the Columbia County Court House, P. O. Box 380, Bloomsburg, PA 17815 on _____, at 10:00 AM.

This property and improvements, if any, is being sold pursuant to a Judgment entered in favor of Plaintiff and against Defendants in the Court of Common Pleas of COLUMBIA County.

The name of the owners, real owners and reputed owners of the aforesaid property is as set forth as the Defendants above. It has come to our attention that you might be a creditor to the Defendants named herein. Sheriff's Sale of the mortgaged property could adversely affect your interest if you are, in fact, a junior creditor herein.

A Schedule of Distribution will be filed by the sheriff on a date specified by the Sheriff no later than thirty (30) days after said sale, and a distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the date said schedule. You should check with the Sheriff's office by calling 570-389-5622 to determine the actual date of the filing of the said schedule.

Very truly yours,



David B. Comroe, Esquire

DBC/tr

24974

COMROE HING LLP

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

DATE

3/29/04

3-7380-2360

PAY
TO THE
ORDER OF

Columbia County Sheriff
One thousand three hundred Fifty Dollars

\$ 1,350.00

UNITED STATES OF AMERICA

FIRSTTRUST

800.220.BANK / firsttrust.com

FOR CON. Spending / 800-220-647

⑆024974⑆ ⑆236073801⑆ ⑆00300924⑆

[Signature]

SHERIFF'S SALE COST SHEET

Green Tree Con. D's Co. VS. Donald Sprenberg & Dennis Schell
 NO. 81-03 ED NO. 647-02 JD DATE/TIME OF SALE 10-13-04 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>210.00</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>7.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>455.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>641.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>866.00</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	\$
DELINQUENT 2004,3	\$ <u>4016.05</u>
TOTAL ***** \$ <u>4315.29</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>751.16</u>
WATER 20	\$
TOTAL ***** \$ <u>751.16</u>	

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 6589.95

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Green Tree Cons. & Co. VS Donald Sparreberg & Donna Schell

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

DATE/TIME OF SALE: 10-13-04 1000

BID PRICE (INCLUDES COST) \$ 6589.95

POUNDAGE - 2% OF BID \$ 131.80

TRANSFER TAX - 2% OF FAIR MKT \$ _____

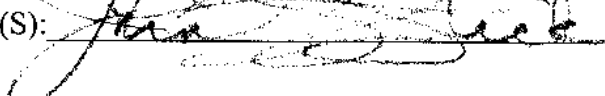
MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6721.75

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 6721.75

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 5371.75



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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name: David B. Comroe Esquire Telephone Number: _____
Street Address: 1608 Walnut St Ste 300 City: Philadelphia State: Pa Zip Code: 19103

B TRANSFER DATA

Grantor(s)/Lessor(s): Columbia County Sheriff's Department Date of Acceptance of Document: _____
Grantee(s)/Lessee(s): Green Tree Consumer Discount Company
Street Address: PO Box 380 Street Address: 7360 S. Kyrene Rd
City: Bloomsburg State: PA Zip Code: 17815 City: Tempe State: AZ Zip Code: 85283

C PROPERTY LOCATION

Street Address: 1500 Fairview Ave. City, Township, Borough: Berwick
County: Columbia School District: _____ Tax Parcel Number: 04D-05-100

D VALUATION DATA

1. Actual Cash Consideration: \$6721.75 2. Other Consideration: + 0.00 3. Total Consideration: = \$6721.75
4. County Assessed Value: \$19,410.00 5. Common Level Ratio Factor: x 3.05 6. Fair Market Value: = \$59,200.50

E EXEMPTION DATA

1a. Amount of Exemption Claimed: 100% 1b. Percentage of Interest Conveyed: 100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 20010093, Page Number _____
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) not taxable, grantee 1st mortgagee

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: Meg O'Brien Date: 10/13/04

LAW OFFICES
COMROE HING LLP
SUITE 300
1608 WALNUT STREET
PHILADELPHIA, PA 19103

(215) 568-0400
FAX NUMBER (215) 568-5560
www.comroehing.com

DAVID B. COMROE
GLENN F. HING

SHERYL AXELROD
BLAIR KALISH ADLER

October 13, 2004

Sheriff of Columbia County
PO Box 380
Bloomsberg PA 17815

RE: Conseco Finance Servicing Corp. vs. The heirs Executors,
Administrators etc. of Donal Sponenberg and Donna Schell

Sale Date: October 13, 2004
Court No.: 2002-cv-647

Dear Sir/Madam:

Enclosed please find Sheriff's Deed request to prepare and record the deed in the name of Green Tree Consumer Discount Company together with Transfer Tax Affidavits as well as our check in the amount of \$5,371.75 for your use in completing settlement.

Please forward a copy of the Sheriff's breakdown of costs for this sale. Also kindly send a copy of the prepared deed.

In addition, kindly advise as to when this Deed has been delivered for recording in the Recorder of Deeds' Office. I enclose a return envelope for your use in returning the original recorded Deed after it has come off record. If you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,

Megan O'Brien

Megan O'Brien (paralegal for)
DAVID B. COMROE, ESQUIRE

/mo
enc.
cc:

SHERIFF'S DEED REQUEST FORM

SALE DATE: October 13 2004

NO.: 2002-cv 647

Conseco Finance Servicing Corp.

vs

Donal Sponenberg and Donna Schell

INSTRUCTIONS:

DEED TO: Green Tree Consumer Discount Company

ADDRESS: 7360 S. Kyrene Rd.
Tempe, AZ 85283

David B. Comroe

DAVID B. COMROE, ESQUIRE


Comroe Hing LLP
By: David B. Comroe, Esq., Attorney for Plaintiff
Identification No.:25694
1608 Walnut Street, 3rd Floor
Philadelphia, PA 19103
215-568-0400

CONSECO FINANCE CDC	:	IN THE COURT OF COMMON PLEAS
	:	
Plaintiff	:	OF COLUMBIA COUNTY
	:	
vs.	:	CIVIL ACTION - LAW
	:	
The Heirs, Executors,	:	
Administrators, Successors and	:	
Assigns of Donal Sponenberg,	:	ACTION OF MORTGAGE FORECLOSURE
Deceased and	:	
Donna Schell Possible Heir	:	Term
	:	No. 2002-CV 647
	:	
Defendants	:	

.....

ASSIGNMENT OF BID

As the Attorney-on-Writ, representing CONSECO FINANCE CDC,
please assign the bid to GREEN TREE CDC as CONSECO FINANCE CDC is
n/d/b as Green Tree CDC in this matter.



DAVID B. COMROE, ESQUIRE
Attorney for Plaintiff



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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name David B. Comroe Esquire Telephone Number: 215-568-0400
Street Address 1608 Walnut St Ste 300 City Philadelphia State Pa Zip Code 19103

B TRANSFER DATA

Grantor(s)/Lessor(s) Columbia County Sheriff's Department Date of Acceptance of Document Green Tree Consumer Discount Company
Street Address PO Box 380 Street Address 7360 S. Kyrene Rd
City Bloomsburg State PA Zip Code 17815 City Tempe State AZ Zip Code 85283

C PROPERTY LOCATION

Street Address 1500 Fairview Ave. City, Township, Borough Berwick
County Columbia School District Tax Parcel Number 04D-05-100

D VALUATION DATA

1. Actual Cash Consideration \$6721.75 2. Other Consideration + 0.00 3. Total Consideration = \$6721.75
4. County Assessed Value \$19,410.00 5. Common Level Ratio Factor x 3.05 6. Fair Market Value = \$59,200.50

E EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200100934, Page Number
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) not taxable, grantee 1st mortgagee

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Meg O'Brien

Date

10/13/04

25940

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

DATE 10-21-04 3-7380-2360

PAY TO THE ORDER OF Sheriff of Columbia County \$ 5371.75

Five thousand three hundred seventy one and 75/100 DOLLARS

FIRSTTRUST
800.220.BANK / firsttrust.com

FOR GT/Spaubege

⑆025940⑆ ⑆23607380⑆ 70 0300924⑆



Phone: 570-389-5622
Fax: 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Megan O'Brien

From: Timothy T. Chamberlain, Sheriff

Fax:

Date: October 12, 2004

Phone:

Pages: 2

Re: Sponenberg

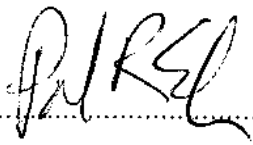
CC:

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

•**Comments:** The opening bid will be \$6,589.95. Attached is a cost sheet.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBLA } SS

Paul R. Eyerly, IV, President, 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 June 23, 30; July 7, 2004 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 8th day of July, 2004.



(Notary Public)

My commission expires
Commonwealth Of Pennsylvania
Notarial Seal
Dennis L. Ashenfelder, 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.

.....

FAX TRANSMISSION

COMROE HING LLP
1608 Walnut Street, Suite 300
Philadelphia, PA 19103
(215) 568-0400
Fax: (215) 568-5560
www.comroehing.com

To: Sheriff's Dept
Columbia County
Date: October 11, 2004

Fax #: 570-389-5625
Pages: 2, including this cover sheet.

From: Megan O'Brien Paralegal to
David B. Comroe Esquire
Ext. 113

Subject: Sponenberg, Donald 2002-cv-647
Sale October 13, 2004

Enclosed please find a copy of the bankruptcy dismissal order for the above caption matter. Please note that the mortgagor can not file another bankruptcy to stop the October 13, 2004 sale. Also, please provide to my attention your costs/upset price for this sale.

If you have any questions, please do not hesitate to contact our office.

PLEASE NOTE: THE INFORMATION CONTAINED IN THIS FACSIMILE TRANSMISSION IS PRIVILEGED AND CONFIDENTIAL, AND IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL NAMED ABOVE AND OTHERS WHO HAVE BEEN SPECIFICALLY AUTHORIZED TO RECEIVE IT. IF YOU ARE NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, OR IF ANY PROBLEMS OCCUR WITH THIS TRANSMISSION, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE: (215) 568-0400. THANK YOU.

LAW OFFICES
COMROE, HING LLP
1508 WALNUT STREET
3RD FLOOR
PHILADELPHIA, PA 19103
—
(215) 568-0400
FAX NUMBER (215) 568-5560

DAVID B. COMROE
GLENN F. HING

BLAIR KALISH ADLER
SHERYL AXELROD

July 13, 2004

Office of the Sheriff
Columbia County
PO Box 380
Bloomsberg PA 17815

RE: CONSECO FINANCE CDC VS. DONAL SPONENBERG ET ALS
Docket # 2002 CV 647
Address: 1500 Fairview Ave Berwick PA
Sale Date: July 14 2004

Dear Sir/Madam

Please CONTINUE the above captioned Sheriff Sale to the October 13, 2004 sale as the mortgagors filed a ch. 13 bankruptcy on July 13, 2004. The bankruptcy number is 5-04-53486.

Thank you for your cooperation in regards to this matter. If you have any questions, please do not hesitate to call.

Sincerely yours,

Megan L. O'Brien

Megan L. O'Brien (paralegal for)
David B. Comroe, Esquire

570-389-5625

SHERIFF'S SALE

WEDNESDAY JULY 14, 2004 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.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY JULY 14, 2004 AT 10:00 AM

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BEING Lot No. 110

Tax Parcel #O4D-O5-100

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Plaintiff's Attorney
David Comroe
1608 walnut St.
Philadelphia, PA 19103

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



PHONE
(570) 389-5622

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

24 HOUR PHONE
(570) 784-6300

GREEN TREE CONSUMER DISCOUNT
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

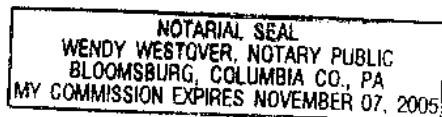
AFFIDAVIT OF SERVICE


NOW, THIS TUESDAY, APRIL 20, 2004, AT 10:50 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON DONNA SCHELL AT 1500
FAIRVIEW AVE., BERWICK BY HANDING TO CHRIS SCHELL, SON, 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, APRIL 27, 2004


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF


X
P. D'ANGELO
DEPUTY SHERIFF



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

GREEN TREE CONSUMER DISCOUNT
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

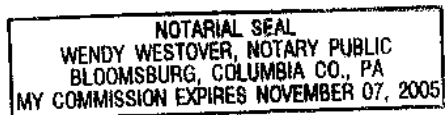
NOW, THIS TUESDAY, APRIL 20, 2004, AT 2:35 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON NOAH NAPERSTECK, ESQ. AT 120
WEST MAIN ST., BLOOMSBURG BY HANDING TO LINDA FRONSMAN, RESCEPTIONIST, A
TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE
CONTENTS THEREOF.


SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, JUNE 11, 2004



NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X 

P. D'ANGELO
DEPUTY SHERIFF

SHERIFF'S SALE

WEDNESDAY JULY 14, 2004 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:

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BEING Lot No.110

Tax Parcel #O4D-O5-100

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Plaintiff's Attorney
David Comroe
1608 walnut St.
Philadelphia, PA 19103

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

HARRY A. ROADARMEL, JR.



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

PHONE
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24 HOUR PHONE
(570) 784-6300

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

GREEN TREE CONSUMER DISCOUNT
CORP.

VS.

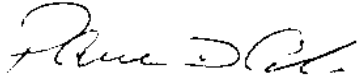
THE HEIRS, EXECUTORS,
ADMINISTRATORS, SUCCESSORS AND
ASSIGNS OF DONALD SPONENBERG,
DECEASED AND DONNA SCHELL

WRIT OF EXECUTION #81 OF 2003 ED

POSTING OF PROPERTY

June 10, 2004 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 P. D'ANGELO .

SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 10TH DAY OF JUNE 2004

