

2174

CONNIE C. GINGER  
TAX COLLECTOR - BOROUGH OF BERWICK  
1616 LINCOLN AVE  
BERWICK, PA 18603

DATE April 20, 2003 80-712/313  
BRANCH 3

PAY  
TO THE  
ORDER OF

Columbia County Sheriff's Dept \$ 496.84  
84  
DOLLARS

Two hundred ninety six and 84/100



Connie C. Ginger

John Henry Van Sledright

⑈002174⑈ ⑈031307125⑈ 01 29183 1⑈01

**TAX NOTICE** 2003 SCHOOL REAL ESTATE  
 BERWICK BOROUGH  
**MAKE CHECKS PAYABLE TO:**  
 CONNIE C. GINGER  
 1615 LINCOLN AVENUE  
 BERWICK, PA 18603

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

**MAHONEY CAROL & DANIEL LEO**  
 208-A EAST THIRD STREET  
 BERWICK PA 18603

M  
A  
I  
L  
T  
O

FOR BERWICK AREA SCHOOL DISTRICT				DATE 07/01/03		BILL# 002492	
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	INC	PENALTY	
REAL ESTATE	15923	31.400	486.90	426.84	546.52		
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.				<b>PAY THIS AMOUNT</b>	486.90	426.84	546.52
				IF PAID ON OR BEFORE	AUG 31	OCT 31	OCT 31

SCHOOL PENALTY AT 10%

<b>PROPERTY DESCRIPTION</b>		<b>ACCT.</b>	<b>4393</b>
PARCEL 04A06 10200000			
208 E 3RD ST	0688-0763	546.52	2500.00
0.11 ACRES		13323.00	
		THIS TAX RETURNED TO COURT HOUSE: JANUARY 2004	

Original

11/1/03

845003

400 E 3rd Bldg

# SHERIFF'S SALE COST SHEET

LaSalle Bank, NA vs. Donnell & Carol Mahoney  
NO. 84-03 ED NO. 787-03 JD DATE/TIME OF SALE 9-10-03 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>57.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL *****	\$ <u>419.00</u>

WEB POSTING	1333	\$150.00
PRESS ENTERPRISE INC.	20	\$ <u>56.25</u>
SOLICITOR'S SERVICES	50	\$75.00
TOTAL *****		\$ <u>886.28</u>

PROTHONOTARY (NOTARY)	11	\$10.00
RECORDER OF DEEDS	5	\$ <u>41.50</u>
TOTAL *****		\$ <u>51.50</u>

## REAL ESTATE TAXES:

BORO, TWP & COUNTY 20		\$ <u>247.56</u>
SCHOOL DIST.	20	\$ <u>496.84</u>
DELINQUENT	2001, 2002	\$ <u>1640.69</u>
TOTAL *****		\$ <u>2385.09</u>

## MUNICIPAL FEES DUE:

SEWER	20	\$ <u>617.44</u>
WATER	20	\$
TOTAL *****		\$ <u>617.44</u>

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

TOTAL COSTS (OPENING BID) \$ 4459.31

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature		X <i>[Signature]</i>	
B. Received by (Printed Name)		<i>[Signature]</i>	
C. Date of Birth		D. Address	
Jul 07 2000			

**D. Is delivery address different from item**  
**if YES, enter delivery address below:**

3. Service Type

☒ Certified Mail      ☐ Express Mail

☐ Registered      ☐ Return Receipt for Merchant

☐ Insured Mail      ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)      ☐ Yes

7002	3250	0006	4911	7628
------	------	------	------	------

2ACPFI-03-

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature	<i>[Signature]</i>
B. Addressed by (Print Name)	<i>[Address]</i>
C. Date of Delivery	<i>[Date]</i>

SYLVANIA  
ATTN: SHERIFF SAL

ION.

2002	31.50	0006	491.1	7659
------	-------	------	-------	------

2AUGPHI-03-2-096;

3. Service Type

<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee)

<input type="checkbox"/> Yes
------------------------------

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

La Salle Bank, Inc. VS James & Carol Mahoney

NO. 84-03 ED NO. 481-03 JD

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

BID PRICE (INCLUDES COST) \$ 4452.31

POUNDAGE - 2% OF BID \$ 89.19

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

LIEN CERTIFICATE \$ ---

MISC. COSTS \$ ---

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4548.50

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): [Signature] on behalf of TT

TOTAL DUE: \$ 4548.50

LESS DEPOSIT: \$ 1798.00

DOWN PAYMENT: \$ ---

TOTAL DUE IN 8 DAYS \$ 2750.50

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

November 7, 2003

Columbia County Courthouse  
ATTN: Sheriff's Office  
P.O. Box 380  
Bloomsburg, PA 17815

ATTN: Real Estate Dept.

**RE: LaSalle Bank, N.A., et al.,**  
**vs.**  
**Daniel Leo Mahoney, II and Carol Mahoney**  
**Docket No.: 2003-CV-481**  
**Sale Date: September 10, 2003**

Dear Sir/Madam:

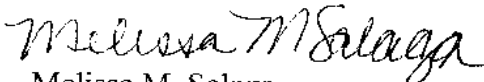
Enclosed please find a check in the amount of \$ 3,198.50, made payable to the Sheriff of Columbia County. This amount represents additional Sheriff Sale costs and/or taxes. Also enclosed are two (2) Realty Transfer Tax Statements of Value.

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

**LaSalle Bank, N.A., f/k/a LaSalle National Bank, as**  
**Trustee under the Pooling and Servicing Agreement**  
**Dated June 1, 1998, Series 1998-2**  
**909 Hidden Ridge Drive, Suite 200**  
**Irving, TX 75038**

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

Very truly yours,

  
Melissa M. Salaga  
Paralegal

Enclosures



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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

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

### B TRANSFER DATA

Grantor(s)/Lessor(s) Columbia County Sheriff Date of Acceptance of Document LaSalle Bank, N.A., f/k/a LaSalle National Bank, as trustee under the Dated June 1, 1998, Series 1998-2 Agreement  
Street Address P.O. Box 380 Street Address 909 Hidden Ridge Drive, Suite 200  
City Bloomsburg, PA State 17815 City Irving, TX State 75038 Zip Code

### C PROPERTY LOCATION

Street Address 208-A E. Third Street City, Township, Borough Berwick Borough  
County Columbia School District Berwick Tax Parcel Number 04A-06-102

### D VALUATION DATA

1. Actual Cash Consideration <u>\$4,548.50</u>	2. Other Consideration <u>+ 0.00</u>	3. Total Consideration <u>= \$4,548.50</u>
4. County Assessed Value <u>\$15,823.00</u>	5. Common Level Ratio Factor <u>x 2.92</u>	6. Fair Market Value <u>= \$46,203.16</u>

### E EXEMPTION DATA

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

#### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 690, Page Number 902
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) 100% Exemption for a transfer to the Holder of a mortgage in default acquired through judicial sale pursuant to 72 P.S. Section 8102 (c)(3)(16).

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

Signature of Correspondent or Responsible Party

Date

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

CITIZENS BANK  
PENNSYLVANIA

6502

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

11/6/2003

3-7815/360  
635

PAY TO THE ORDER OF Columbia County Sheriff

\$ \*\*3,198.50

Three Thousand One Hundred Ninety-Eight and 50/100\*\*\*\*\* DOLLARS

Columbia County Sheriff

MEMO 51-1239 MMS

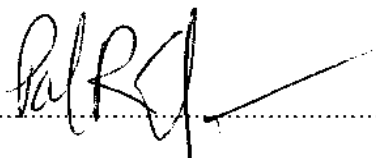
⑈006502⑈ ⑆036076⑆50⑆ 6⑆0⑆232577⑈



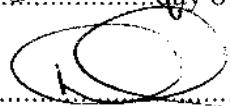


STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                    } SS

Paul R. Eyerly IV, Associate Publisher, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the day of August 20, 27; September 3, 2003 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

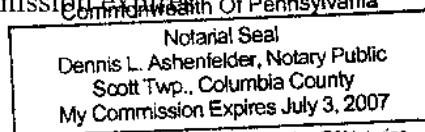


Sworn and subscribed to before me this 5th day of September 2003



(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.

.....

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LASALLE BANK, N.A., f/k/a LASALLE  
NATIONAL BANK, as Trustee Under the  
Pooling and Servicing Agreement Dated  
06/01/1998, Series 1998-2,

Plaintiff,

vs.

DANIEL LEO MAHONEY, II and  
CAROL MAHONEY,

Defendants.

CIVIL DIVISION

ISSUE NUMBER:

NO.: 2003-CV-481

TYPE OF PLEADING:

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

CODE -

FILED ON BEHALF OF PLAINTIFF:

LaSalle Bank, N.A., et al.

COUNSEL OF RECORD FOR THIS  
PARTY:

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

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

SALE DATE: 9/10/03

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LASALLE BANK, N.A., f/k/a  
LASALLE NATIONAL BANK, as  
Trustee Under the Pooling and  
Servicing Agreement Dated  
06/01/1998, Series 1998-2,

CIVIL DIVISION

NO.: 2003-CV-481

Plaintiff,

vs.

DANIEL LEO MAHONEY, II and  
CAROL MAHONEY,

Defendants.

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

I, Kristine M. Anthou, Attorney for Plaintiff, Lasalle Bank, N.A., f/k/a Lasalle National Bank, as Trustee Under the Pooling and Servicing Agreement Dated 06/01/1998, Series 1998-2, being duly sworn according to law, deposes and makes the following Affidavit regarding service of the notice of the sale of real property on all persons named in Paragraphs 3 through 7 of Plaintiff's Affidavit Pursuant to Rule 3129.1 as follows:

1. By letters dated July 9, 2003, undersigned counsel served all persons (other than the Plaintiff) named in Paragraphs 3 through 7 of Plaintiff's Affidavit Pursuant to Rule 3129.1 with a notice of the sale of real property by ordinary mail at the respective addresses set forth in the Affidavit Pursuant to Rule 3129.1. True and correct copies of said Affidavit Pursuant to Rule 3129.1 and Certificates of Mailing and any letters, if returned as of this date, are marked Exhibit "A", attached hereto, and made a part hereof.

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

GRENN & BIRSIC, P.C.

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

Sworn to and subscribed before

me this 14<sup>th</sup> day of August, 2003.

*Patricia A. Townsend*  
Notary Public

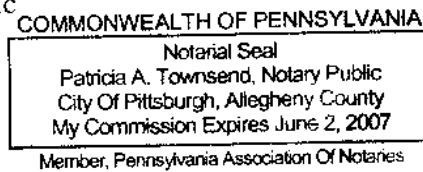


Exhibit "A"

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 208 EAST THIRD STREET, BERWICK, PENNSYLVANIA 18603. DEED BOOK VOLUME 688, PAGE 763, AND PARCEL NUMBER 04A-06-102.

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

Daniel Leo Mahoney, II and  
Carol Mahoney

208 East Third Street  
Berwick, PA 18603

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

Daniel Leo Mahoney, II and  
Carol Mahoney

208 East Third Street  
Berwick, PA 18603

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

LaSalle Bank, N.A. et al.

[Plaintiff]

Berwick Area Joint Sewer Authority  
c/o Anthony J. McDonald, Esq.

208 East 2<sup>nd</sup> Street  
Berwick, PA 18603

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

LaSalle Bank, N.A. et al.

[Plaintiff]

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

Columbia County Domestic Relations

P.O. Box 380  
Bloomsburg, PA 17815

PA Department of Revenue

Bureau of Individual Taxes  
Inheritance Tax Division, Dept. 280601  
Harrisburg, PA 17128-0601

Commonwealth of Pennsylvania

Department of Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

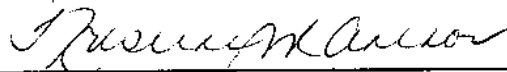
6. The name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

None

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

None

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



Kristine M. Anthou, Esquire  
Attorney for Plaintiff

SWORN to and subscribed before

me this 16<sup>th</sup> day of June, 2003.

  
Notary Public

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

Member, Pennsylvania Association Of Notaries



U.S. POSTAL SERVICE  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

Received From:  
GRENN & BIRSIC, P.C.  
ONE GATEWAY CENTER  
NINE WEST  
PITTSBURGH, PA 15222

One piece of ordinary mail addressed to:  
Mahoney  
Columbia Dismute Relations Office  
PO Box 380  
Bloomsburg, PA 17815

PS Form 3817, January 2001

U.S. POSTAL SERVICE  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

Received From:  
GRENN & BIRSIC, P.C.  
ONE GATEWAY CENTER  
NINE WEST  
PITTSBURGH, PA 15222

One piece of ordinary mail addressed to:  
Mahoney  
Berwick Area Joint Exempt Authority  
c/o Anthony J. McDermott, Esq.  
208 East 3rd St.  
Berwick, PA 18003

PS Form 3817, January 2001

U.S. POSTAL SERVICE  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

Received From:  
GRENN & BIRSIC, P.C.  
ONE GATEWAY CENTER  
NINE WEST  
PITTSBURGH, PA 15222

One piece of ordinary mail addressed to:  
Mahoney  
Commonwealth of Pennsylvania  
Dept of Welfare  
PO Box 2075  
Harrisburg PA 17105

PS Form 3817, January 2001

U.S. POSTAL SERVICE  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

Received From:  
GRENN & BIRSIC, P.C.  
ONE GATEWAY CENTER  
NINE WEST  
PITTSBURGH, PA 15222

One piece of ordinary mail addressed to:  
Mahoney  
PA Dept of Revenue  
Bureau of Individual Taxes  
Inheritance Tax Division, Dept 280601  
Harrisburg, PA 17128-0601

PS Form 3817, January 2001

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-6257

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

LASALLE BANK, N.A. F/K/A LASALLE  
NATIONAL BANK, AS TRUSTEE UNDER  
THE POOLING AND SERVICING  
AGREEMENT DATED 6/1/1998, SERIES 1998-  
2

Docket # 84ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

DANIEL LEO MAHONEY, II  
CAROL MAHONEY

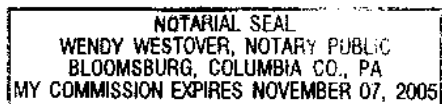
AFFIDAVIT OF SERVICE

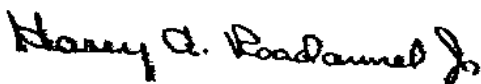
NOW, THIS THURSDAY, JULY 10, 2003, AT 11:41 AM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON CAROL MAHONEY AT 208 E. 3RD  
ST., BERWICK BY DROP SERVICE IN FRONT OF CAROL MAHONEY, , A TRUE AND  
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS  
THEREOF.

SO ANSWERS,

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

  
\_\_\_\_\_  
NOTARY PUBLIC





X  
SHERIFF HARRY A. ROADARMEL JR.

  
\_\_\_\_\_  
G. MILLARD  
DEPUTY SHERIFF

HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

LASALLE BANK, N.A. F/K/A LASALLE  
NATIONAL BANK, AS TRUSTEE UNDER  
THE POOLING AND SERVICING  
AGREEMENT DATED 6/1/1998, SERIES 1998-  
2

Docket # 84ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

DANIEL LEO MAHONEY, II  
CAROL MAHONEY

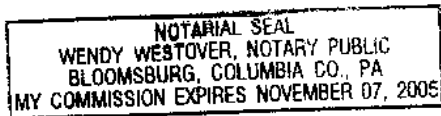
AFFIDAVIT OF SERVICE

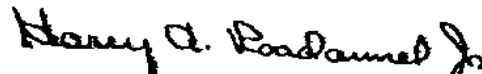
NOW, THIS THURSDAY, JULY 10, 2003, AT 11:41 AM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON DANIEL LEO MAHONEY, II AT 208  
E. 3RD ST., BERWICK BY DROP SERVICE IN FRONT OF CAROL MAHONEY, , A TRUE AND  
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS  
THEREOF.

SO ANSWERS,

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

  
NOTARY PUBLIC





X  
SHERIFF HARRY A. ROADARMEL JR.

X   
G. MILLARD  
DEPUTY SHERIFF

COLUMBIA COUNTY TAX CLAIM BUREAU  
LIEN CERTIFICATE

Date July 8, 2003

OWNER OR REPUTED OWNER

Carol & Daniel Leo Mahoney

DESCRIPTION OF PROPERTY

208 E 3RD Street  
.10 acre

PARCEL NUMBER 04A,06-102-00,000 IN Berwick Borough Township  
Borough  
City

YEAR	TOTAL	
2001	763.73	Bankruptcy
2002	871.96	
Lien	5.00	
TOTAL	\$ 1640.69	

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

This is to certify that, according to our records, there are tax liens on  
the above mentioned property as of December 31, 2002

Excluding: Interim Tax Billings

Requested by: Harry Roadarmel, Sheriff

FEE - \$5.00  
Per Parcel

COLUMBIA COUNTY TAX CLAIM BUREAU

HARRY A. ROADARMEL, JR



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

LASALLE BANK, N.A.

VS.

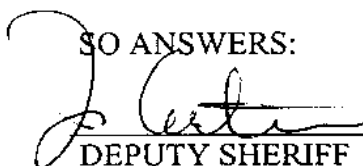
DANIEL AND CAROL MAHONEY

WRIT OF EXECUTION #84 OF 2003 ED

POSTING OF PROPERTY

AUGUST 8, 2003        POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF DANIEL AND CAROL MAHONEY AT 208 E. 3<sup>RD</sup> ST. BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF JAMES ARTER.

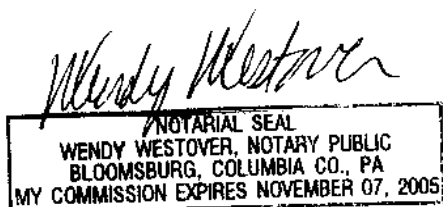
SO ANSWERS:

  
DEPUTY SHERIFF

\_\_\_\_\_  
SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 12TH DAY OF AUGUST 2003



CITIZENS BANK  
PENNSYLVANIA

75906

3-7815/360  
635

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

6/16/2003

PAY TO THE ORDER OF Columbia County Sheriff

\$ \*\*1,350.00

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

Columbia County Sheriff

*David J. Birsic*

MEMO 51-1239 *Mahoney* JHB

⑈075906⑈ ⑆036076150⑆ 6101232550⑈

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/23/2003

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 84ED2003

PLAINTIFF LASALLE BANK, N.A. F/K/A LASALLE NATIONAL BANK,  
AS TRUSTEE UNDER THE POOLING AND SERVICING  
AGREEMENT DATED 6/1/1998, SERIES 1998-2

DEFENDANT DANIEL LEO MAHONEY, II  
CAROL MAHONEY

PERSON/CORP TO SERVED	PAPERS TO SERVED
DANIEL LEO MAHONEY, II	WRIT OF EXECUTION - MORTGAGE
208 E. 3RD ST.	FORECLOSURE
BERWICK	

SERVED UPON Drop Served (Carol)

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 07/09/03 TIME 1141 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
<u>07/07/03</u>	<u>1100</u>	<u>Millard</u>	<u>NA LC</u>
<u>07/08/03</u>	<u>1515</u>	<u>Millard</u>	<u>NA LC</u>
<u>07/09/03</u>	<u>1538</u>	<u>Millard</u>	<u>Would not Except Paper work for herself</u>

DEPUTY \_\_\_\_\_

DATE \_\_\_\_\_

Drop Served Front or her husband  
door (Slot) Det Refused

ENZ 27,3

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/23/2003

SERVICE# 2 - OF - 13 SERVICES  
DOCKET # 84ED2003

PLAINTIFF

LASALLE BANK, N.A. F/K/A LASALLE NATIONAL BANK,  
AS TRUSTEE UNDER THE POOLING AND SERVICING  
AGREEMENT DATED 6/1/1998, SERIES 1998-2

DEFENDANT

DANIEL LEO MAHONEY, II  
CAROL MAHONEY

PERSON/CORP TO SERVED
CAROL MAHONEY
208 E. 3RD ST.
BERWICK

**PAPERS TO SERVED**

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Drop Served (Carol)

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 07/10/03 TIME 1141 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
<u>07/07/03</u>	<u>1100</u>	<u>Millard</u>	<u>NA CC</u>
<u>07/08/03</u>	<u>1515</u>	<u>Millard</u>	<u>NA CC</u>
<u>07/09/03</u>	<u>1538</u>	<u>Millard</u>	<u>Would not except paperwork</u>
DEPUTY		<u>Millard</u>	<u>for herself</u>

DATE 07/10/03  
Drop Served Front Door (91st) Def. Refused.  
or Her Husband



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/23/2003

SERVICE# 5 - OF - 13 SERVICES  
DOCKET # 84ED2003

PLAINTIFF

LASALLE BANK, N.A. F/K/A LASALLE NATIONAL BANK,  
AS TRUSTEE UNDER THE POOLING AND SERVICING  
AGREEMENT DATED 6/1/1998, SERIES 1998-2

DEFENDANT

DANIEL LEO MAHONEY, II  
CAROL MAHONEY

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

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

*Kelly Green*

RELATIONSHIP

IDENTIFICATION

DATE *7-3-3*

TIME *12:45*

MILEAGE

OTHER

Race \_\_\_ Sex \_\_\_ Height \_\_\_ Weight \_\_\_ Eyes \_\_\_ Hair \_\_\_ Age \_\_\_ Military \_\_\_

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

F. OTHER (SPECIFY)

### ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

*[Signature]*

DATE

*7-3-3*

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 6/23/2003

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 84ED2003

PLAINTIFF LASALLE BANK, N.A. F/K/A LASALLE NATIONAL BANK,  
AS TRUSTEE UNDER THE POOLING AND SERVICING  
AGREEMENT DATED 6/1/1998, SERIES 1998-2

DEFENDANT DANIEL LEO MAHONEY, II  
CAROL MAHONEY

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Connie Gingher

RELATIONSHIP Tax Coll. IDENTIFICATION \_\_\_\_\_

DATE 07/07/03 TIME 1250 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

M. Ward DATE 07/07/03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/23/2003

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 84ED2003

PLAINTIFF

LASALLE BANK, N.A. F/K/A LASALLE NATIONAL BANK,  
AS TRUSTEE UNDER THE POOLING AND SERVICING  
AGREEMENT DATED 6/1/1998, SERIES 1998-2

DEFENDANT

DANIEL LEO MAHONEY, II  
CAROL MAHONEY

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

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Leslie Levan

RELATIONSHIP D.R.O. IDENTIFICATION \_\_\_\_\_

DATE 07/03/03 TIME 1537 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

millard DATE 07/03/03

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 6/23/2003

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 84ED2003

PLAINTIFF

LASALLE BANK, N.A. F/K/A LASALLE NATIONAL BANK,  
AS TRUSTEE UNDER THE POOLING AND SERVICING  
AGREEMENT DATED 6/1/1998, SERIES 1998-2

DEFENDANT

DANIEL LEO MAHONEY, II  
CAROL MAHONEY

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

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Renee Newquist

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 7-8-3 TIME 0830 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE 7-8-3

**TAX NOTICE** 2003 SCHOOL REAL ESTATE

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

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

**A** MAHONEY CAROL & DANIEL LEO  
**I** 208-A EAST THIRD STREET  
**T** BERWICK PA 18603

**O**

**FOR BERWICK AREA SCHOOL DISTRICT** DATE 07/01/03 BILL# 002492

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	INC. PENALTY
REAL ESTATE	15823	31.400	486.90	496.84	546.52

The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE

PAY THIS AMOUNT	IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER
486.90	496.84	546.52	

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION	ACCT.
PARCEL 04A06 10200000	4393
208 E 3RD ST	2500.00
0688-0763	13323.06
0.11 ACRES	

THIS TAX RETURNED  
 TO COURT HOUSE:  
 JANUARY 1, 2004

*Original*

**Tax Notice** 2003 County & Municipality

BERWICK BORO  
**MAKE CHECKS PAYABLE TO:**

Connie C. GINGER  
 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

FOR: COLUMBIA COUNTY

DATE 03/01/2003 BILL NO. 4707

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL SINKING LIGHT FIRE BORO RE	15,823	5.646 .845 .75 1.25 6.1	87.55 13.10 11.63 19.38 94.59	89.34 13.37 11.87 19.78 96.52	98.27 14.71 12.46 20.77 101.35
The discount & penalty have been calculated for your convenience			226.25	230.88	247.56
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

MAHONEY CAROL & DANIEL LEO  
 208-A EAST THIRD STREET  
 BERWICK PA 18603

This tax returned to  
 courthouse on:  
 January 1, 2004

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04A-06 -102-00,000	
208 E 3RD ST	
.1045 Acres	Land
	Buildings
Total Assessment	15,823

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**

July 7, 2003

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

**RE: LASALLE BANK, N.A. F/K/A LASALLE NATIONAL BANK, AS  
TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT  
DATED 6/1/1998, SERIES 1998-2**

VS

**DANIEL LEO MAHONEY, II  
CAROL MAHONEY**

**DOCKET # 84ED2003**

**JD# 481JD2003**

Dear Harry:

The outstanding balance on sewer account for the property located at 208 East Third Street, Berwick, Pennsylvania through September 2003 is \$617.44. The account balance through this timeframe is \$501.44, plus \$116.00 to satisfy lien No. 17 M.L.D. 2001

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

Sincerely,



Kristy Romig  
Authority Clerk

**CAROL MAHONEY**  
208 A East 3rd Street  
Berwick, PA 18603

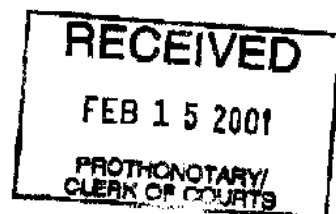
IN THE COURT OF COMMON PLEAS  
OF THE 28TH JUDICIAL DISTRICT  
COLUMBIA COUNTY BRANCH

NO. \_\_\_\_\_ M.L.D. 2001

The Berwick Area Joint Sewer Authority hereby files a claim and lien or judgment against CAROL MAHONEY and all THAT CERTAIN LOT or piece of ground situate at 208 A East 3rd Street, Berwick, PA 18603 in the Borough of Berwick, County of Columbia and State of Pennsylvania, for sewer rental, duly rated and assessed upon said property, and registered for nonpayment according to law, together with interest and penalties and other charges lawfully due thereon as follows, to wit:

Sewer rental	\$ 1,086.40
Filing costs	19.00
Total	\$ 1,114.40

Altogether being the sum of ONE THOUSAND ONE HUNDRED FOURTEEN & 40/100 (\$1,114.4) DOLLARS with interest from the date of filing, which is claimed as a lien against said premises; said sewer rental was authorized and directed to be levied by Resolution of the Berwick Area Joint Sewer Authority.



DICKSON, GORDNER AND McDONALD

BY: Anthony J. McDonald  
Anthony J. McDonald, Esquire  
208 East Second Street  
Berwick, PA 18603  
(570) 759-9814

Date: February 14, 2001

# REAL ESTATE OUTLINE

ED # 84-03

DATE RECEIVED 6-25-03  
DOCKET AND INDEX 7-3-03  
SET FILE FOLDER UP 7-3-03

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR \$1,350.00 OR ✓ CK# 75906

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

SALE DATE Sept. 10, 2003 TIME 1000  
POSTING DATE 8-8-03  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK 8-20-03  
2<sup>ND</sup> WEEK 8-27-03  
3<sup>RD</sup> WEEK 9-3-03



# SHERIFF'S SALE

WEDNESDAY SEPTEMBER 10, 2003 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 84 OF 2003 ED AND CIVIL WRIT NO. 481 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeasterly corner of Lot No.50 on the southerly side of East Third Street, east of Pine Street, thence in an easterly direction, along East Third Street, of 49-1/2 feet to the northwesterly corner of Lot No. 58 thence in a southerly direction, along the westerly line of said lot, a distance of 90-3/4 feet to a point; thence in a westerly direction, on a line parallel with East Third Street, a distance of 49-1/2 feet to a point in the easterly line of Lot No. 50; thence in a northerly direction along the easterly line of said lot, a distance of 90-3/4 feet to the southerly line of East Third Street, the place of beginning.

Being the northerly portion of Lot No. 57 on the General Plan of the Borough of Berwick.

BEING the same premises which Carol Mahoney and Daniel Leo Mahoney ,II, her husband, by Deed dated May 18, 1998 and recorded in the Office of the Recorder of Deeds of Columbia County on May 21, 2003, in Deed Book 688, Page 763, granted and conveyed unto Carol Mahoney and Daniel Leo Mahoney, II, her husband.

## TERMS OF SALE

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

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

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

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

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

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.  
[www.sheriffcolumbiacounty.com](http://www.sheriffcolumbiacounty.com)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LASALLE BANK, N.A., f/k/a LASALLE  
NATIONAL BANK, as Trustee Under the  
Pooling and Servicing Agreement Dated  
06/01/1998, Series 1998-2,

CIVIL DIVISION

NO.: 2003-CV-481

Plaintiff,

vs.

DANIEL LEO MAHONEY, II and  
CAROL MAHONEY,

Defendants.

LONG FORM DESCRIPTION

ALL that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeasterly corner of Lot No. 50 on the southerly side of East Third Street, east of Pine Street, thence in an easterly direction, along East Third Street, of 49-1/2 feet to the northwesterly corner of Lot No. 58 thence in a southerly direction, along the westerly line of said lot, a distance of 90-3/4 feet to a point; thence in a westerly direction, on a line parallel with East Third Street, a distance of 49-1/2 feet to a point in the easterly line of Lot No. 50; thence in a northerly direction along the easterly line of said lot, a distance of 90-3/4 feet to the southerly line of East Third Street, the place of beginning.

Being the northerly portion of Lot No. 57 on the General Plan of the Borough of Berwick.

BEING the same premises which Carol Mahoney and Daniel Leo Mahoney, II, her husband, by Deed dated May 18, 1998 and recorded in the Office of the Recorder of Deeds of Columbia County on May 21, 2003, in Deed Book 688, Page 763, granted and conveyed unto Carol Mahoney and Daniel Leo Mahoney, II, her husband.

GRENN & BIRSIC, P.C.

By: 

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

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Rebecca G. Blazina, Notary Public  
City Of Pittsburgh, Allegheny County  
My Commission Expires June 2, 2007  
Member, Pennsylvania Association Of Notaries

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LASALLE BANK, N.A., f/k/a LASALLE NATIONAL BANK, as Trustee Under the Pooling and Servicing Agreement Dated 06/01/1998, Series 1998-2,

CIVIL DIVISION

NO.: 2003-CV-481

2003-ED-84

Plaintiff,

VS.

DANIEL LEO MAHONEY, II and  
CAROL MAHONEY,

Defendants.

### AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF ALLEGHENY )

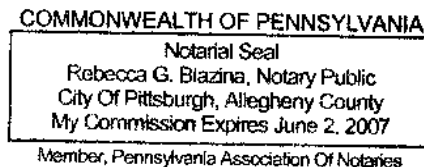
Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Kristine M. Anthou, attorney for the Plaintiff, who being duly sworn according to law deposes and says that the owner of the property located at 208 East Third Street, Berwick, PA 18603 are, Defendants, Daniel Leo Mahoney, II and Carol Mahoney, who reside at 208 East Third St., Berwick, PA 18603, to the best of her information, knowledge and belief.

В. М. Юрьев

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 16<sup>th</sup> DAY OF June, 2003.

Tabbara G. Blazina  
Notary Public



GRENN & BIRSIC, P.C.

ATTORNEYS AT LAW

ONE GATEWAY CENTER

NINE WEST

PITTSBURGH, PENNSYLVANIA 15222

(412) 281-5197

FAX (412) 281-7657

**COLUMBIA COUNTY SHERIFF  
ORDER FOR SERVICE**

Re:

Lasalle Bank, N.A., f/k/a Lasalle  
National Bank, as Trustee Under the  
Pooling and Servicing Agreement Dated  
06/01/1998, Series 1998-2,

CIVIL DIVISION

NO.: 2003-CV-481

*2003 ED-84*

Plaintiff,

vs.

Daniel Leo Mahoney, II and  
Carol Mahoney,

Defendants.

Please serve the Defendant, **DANIEL LEO MAHONEY, II**, with Notice of  
Sheriff's Sale at **208 EAST THIRD STREET, BERWICK, PA 18603.**

GRENN & BIRSIC, P.C.

BY:

*Kristine M. Anthou*

Kristine M. Anthou, Esquire  
Attorneys for Plaintiff

GRENN & BIRSIC, P.C.

ATTORNEYS AT LAW  
ONE GATEWAY CENTER  
NINE WEST  
PITTSBURGH, PENNSYLVANIA 15222  
(412) 281-5197  
FAX (412) 281-7657

COLUMBIA COUNTY SHERIFF  
ORDER FOR SERVICE

Re:

Lasalle Bank, N.A., f/k/a Lasalle  
National Bank, as Trustee Under the  
Pooling and Servicing Agreement Dated  
06/01/1998, Series 1998-2,

Plaintiff,

vs.

Daniel Leo Mahoney, II and  
Carol Mahoney,

Defendants.

CIVIL DIVISION

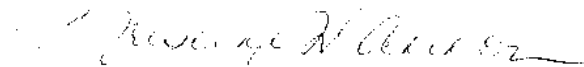
NO.: 2003-CV-481

*2003-ED-84*

Please serve the Defendant, **Carol Mahoney**, with Notice of Sheriff's Sale at 208  
EAST THIRD STREET, BERWICK, PA 18603.

GRENN & BIRSIC, P.C.

BY:



Kristine M. Anthou, Esquire  
Attorneys for Plaintiff

GRENN & BIRSIC, P.C.

ATTORNEYS AT LAW  
ONE GATEWAY CENTER  
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(412) 281-5197  
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**COLUMBIA COUNTY SHERIFF  
ORDER FOR SERVICE**

Re:

Lasalle Bank, N.A., f/k/a Lasalle  
National Bank, as Trustee Under the  
Pooling and Servicing Agreement Dated  
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Plaintiff,

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Carol Mahoney,

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CIVIL DIVISION

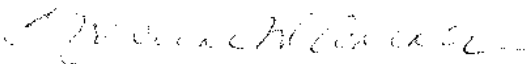
NO.: 2003-CV-481

*2003-ED-84*

Please post with Sheriff's Handbill at **208 EAST THIRD STREET, BERWICK,  
PA 18603.**

GRENN & BIRSIC, P.C.

BY:



Kristine M. Anthou, Esquire  
Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LASALLE BANK, N.A., f/k/a LASALLE  
NATIONAL BANK, as Trustee Under the  
Pooling and Servicing Agreement Dated  
06/01/1998, Series 1998-2,

CIVIL DIVISION

NO.: 2003-CV-481

*2003-ED-84*

Plaintiff,

vs.

DANIEL LEO MAHONEY, II and  
CAROL MAHONEY,

Defendants.

WAIVER OF WATCHMAN

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

GRENN & BIRSIC, P.C.

BY: \_\_\_\_\_

*[Signature]*



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LASALLE BANK, N.A., f/k/a LASALLE  
NATIONAL BANK, as Trustee Under the  
Pooling and Servicing Agreement Dated  
06/01/1998, Series 1998-2,

Plaintiff,

CIVIL DIVISION

NO.: 2003-CV-481

*2003-ED-84*

vs.

DANIEL LEO MAHONEY, II and  
CAROL MAHONEY,

Defendants.

LONG FORM DESCRIPTION

ALL that certain piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeasterly corner of Lot No. 50 on the southerly side of East Third Street, east of Pine Street, thence in an easterly direction, along East Third Street, of 49-1/2 feet to the northwesterly corner of Lot No. 58 thence in a southerly direction, along the westerly line of said lot, a distance of 90-3/4 feet to a point; thence in a westerly direction, on a line parallel with East Third Street, a distance of 49-1/2 feet to a point in the easterly line of Lot No. 50; thence in a northerly direction along the easterly line of said lot, a distance of 90-3/4 feet to the southerly line of East Third Street, the place of beginning.

Being the northerly portion of Lot No. 57 on the General Plan of the Borough of Berwick.

BEING the same premises which Carol Mahoney and Daniel Leo Mahoney, II, her husband, by Deed dated May 18, 1998 and recorded in the Office of the Recorder of Deeds of Columbia County on May 21, 2003, in Deed Book 688, Page 763, granted and conveyed unto Carol Mahoney and Daniel Leo Mahoney, II, her husband.

GRENN & BIRSIC, P.C.

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LASALLE BANK, N.A., f/k/a LASALLE  
NATIONAL BANK, as Trustee Under the  
Pooling and Servicing Agreement Dated  
06/01/1998, Series 1998-2,

CIVIL DIVISION

NO.: 2003-CV-481

*2003-ED-84*

Plaintiff,

vs.

DANIEL LEO MAHONEY, II and  
CAROL MAHONEY,

Defendants.

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GRENN & BIRSIC, P.C.

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LASALLE BANK, N.A., f/k/a LASALLE  
NATIONAL BANK, as Trustee Under the  
Pooling and Servicing Agreement Dated  
06/01/1998, Series 1998-2,

Plaintiff,

CIVIL DIVISION

NO.: 2003-CV-481

*2003-ED 84*

vs.

DANIEL LEO MAHONEY, II and  
CAROL MAHONEY,

Defendants.

LONG FORM DESCRIPTION

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GRENN & BIRSIC, P.C.

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LASALLE BANK, N.A., f/k/a LASALLE NATIONAL BANK, as Trustee Under the Pooling and Servicing Agreement Dated 06/01/1998, Series 1998-2,

CIVIL DIVISION

NO.: 2003-CV-481

2003-ED 84

Plaintiff,

vs.

DANIEL LEO MAHONEY, II and  
CAROL MAHONEY,

**Defendants.**

AFFIDAVIT PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF ALLEGHENY )

LaSalle Bank, N.A., f/k/a LaSalle National Bank, as Trustee Under the Pooling and Servicing Agreement Dated June 1, 1998, Series 1998-2, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property of Daniel Leo Mahoney, II and Carol Mahoney, located at 208 East Third Street, Berwick, PA 18603 and is more fully described as follows:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF CAROL MAHONEY AND DANIEL LEO MAHONEY, II, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 208 EAST THIRD STREET, BERWICK, PENNSYLVANIA 18603. DEED BOOK VOLUME 688, PAGE 763, AND PARCEL NUMBER 04A-06-102.

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

Daniel Leo Mahoney, II and  
Carol Mahoney

208 East Third Street  
Berwick, PA 18603

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

Daniel Leo Mahoney, II and  
Carol Mahoney

208 East Third Street  
Berwick, PA 18603

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

LaSalle Bank, N.A. et al.

[Plaintiff]

Berwick Area Joint Sewer Authority  
c/o Anthony J. McDonald, Esq.

208 East 2<sup>nd</sup> Street  
Berwick, PA 18603

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

LaSalle Bank, N.A. et al.

[Plaintiff]

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

Columbia County Domestic Relations

P.O. Box 380  
Bloomsburg, PA 17815

PA Department of Revenue

Bureau of Individual Taxes  
Inheritance Tax Division, Dept. 280601  
Harrisburg, PA 17128-0601

Commonwealth of Pennsylvania

Department of Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

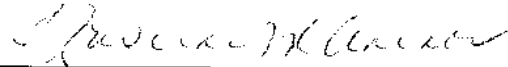
6. The name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

None

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

None

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



Kristine M. Anthou, Esquire  
Attorney for Plaintiff

SWORN to and subscribed before

me this 16th day of June, 2003.

  
Notary Public

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

Member, Pennsylvania Association Of Notaries

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LASALLE BANK, N.A., f/k/a LASALLE  
NATIONAL BANK, as Trustee Under the  
Pooling and Servicing Agreement Dated  
06/01/1998, Series 1998-2,

Plaintiff,

CIVIL DIVISION

NO.: 2003-CV-481

*2003-ED-84*

vs.

DANIEL LEO MAHONEY, II and  
CAROL MAHONEY,

Defendants.

LONG FORM DESCRIPTION

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GRENN & BIRSIC, P.C.

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LASALLE BANK, N.A., f/k/a LASALLE  
NATIONAL BANK, as Trustee Under the  
Pooling and Servicing Agreement Dated  
06/01/1998, Series 1998-2,

Plaintiff,

CIVIL DIVISION

NO.: 2003-CV-481

*2003-ED-84*

vs.

DANIEL LEO MAHONEY, II and  
CAROL MAHONEY,

Defendants.

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GRENN & BIRSIC, P.C.

By: *Kristine M. Anthou*

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



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

LASALLE BANK, N.A., f/k/a LASALLE  
NATIONAL BANK, as Trustee Under the  
Pooling and Servicing Agreement Dated  
06/01/1998, Series 1998-2,

Plaintiff,

CIVIL DIVISION

NO.: 2003-CV-481

*2003-ED-84*

vs.

DANIEL LEO MAHONEY, II and  
CAROL MAHONEY,

Defendants.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Daniel Leo Mahoney  
208 East Third Street  
Berwick, PA 18603

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

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

on \_\_\_\_\_, at \_\_\_\_\_, the following described real estate, of which Daniel Leo Mahoney and Carol Mahoney are the owners or reputed owners:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF CAROL MAHONEY AND DANIEL LEO MAHONEY, II, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 208 EAST THIRD STREET, BERWICK, PENNSYLVANIA 18603. DEED BOOK VOLUME 688, PAGE 763, AND PARCEL NUMBER 04A-06-102.

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

LASALLE BANK, N.A., f/k/a LASALLE  
NATIONAL BANK, as Trustee Under the  
Pooling and Servicing Agreement Dated  
06/01/1998, Series 1998-2,

Plaintiff,

vs.

DANIEL LEO MAHONEY, II and  
CAROL MAHONEY,

Defendants.

at Execution Number 2003-CV-481 in the amount of \$40,063.55.

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

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

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

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

This paper is a notice of the time and place of sale. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

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

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

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

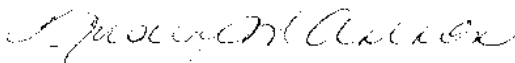
If the judgment was entered because you did not file with the Court any defense or objection, you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the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

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

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

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

GRENN & BIRSIC, P.C.

By:   
Kristine M. Anthou, Esquire  
Attorney for Plaintiff

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

LaSalle Bank, N.A., f/k/a LaSalle National  
Bank, as Trustee Under the Pooling and Servicing  
Agreement dated June 1, 1998, Series 1998-2

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 481 Term 19<sup>2003</sup> E.D.

No. 2003-ED-84 Term 19 A.D.

No. Term 19 J.D.

vs

Daniel Leo Mahoney, II and  
~~Carol Mahoney~~

**WRIT OF EXECUTION**  
**(MORTGAGE FORECLOSURE)**

Commonwealth of Pennsylvania:

County of Columbia:

Columbia

TO THE SHERIFF OF COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and cost in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

See Attached Description

Amount Due

\$ 39,331.91

Interest from

\$ 731.64

Total

\$ Plus costs

as endorsed.

*Fanni B. Teleni* EAB

Prothonotary, Common Pleas Court of  
Columbia County, Penna.

Dated 6/23/2003  
(SEAL)

By:

Deputy