

SHERIFF'S SALE COST SHEET

Washington Mutual Bank vs. Edward & Viola Czock
 NO. 96-03 ED NO. 1079-02 JD DATE/TIME OF SALE 1-14-04 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>255.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>47.50</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>8.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>511.50</u>	

WEB POSTING	1543 \$150.00
PRESS ENTERPRISE INC.	44 \$ <u>674.68</u>
SOLICITOR'S SERVICES	45 \$75.00
TOTAL ***** \$ <u>899.68</u>	

PROTHONOTARY (NOTARY)	46 \$10.00
RECORDER OF DEEDS	47 \$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

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

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>647.20</u>
WATER 20	\$
TOTAL ***** \$ <u>647.20</u>	

SURCHARGE FEE (DSTE)	\$ <u>180.00</u>
MISC. <u>Luz - Co.</u>	\$ <u>43.00</u>
TOTAL ***** \$ <u>43.00</u>	

TOTAL COSTS (OPENING BID) \$ 2337.88

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

Washington Mutual VS Edward & Viola Crock

NO. 96-03 ED NO. 1079-02 JD

DATE/TIME OF SALE: 1-14-04 0900

BID PRICE (INCLUDES COST) \$ 2337.88

POUNDAGE - 2% OF BID \$ 46.76

TRANSFER TAX - 2% OF FAIR MKT \$ -

LIEN CERTIFICATE \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2384.64

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Michael P. Dugan

TOTAL DUE: \$ 2384.64

LESS DEPOSIT: \$ 1200.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1184.64

Law Offices
Spear and Hoffman, P.A.

Irvine C. Spear (1922-1976)

March 12, 2004

OFFICE OF THE SHERIFF
Attn: Tim Chamberlain
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

Re: WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY MERGER TO BANK
UNITED
vs
EDWARD P. CZOCK AND VIOLA M. CZOCK A/K/A VIOLA MAE MARTIN
Docket# 2002-CV-1079

Dear Tim:

As you are aware this office represents the above referenced Plaintiff with respect to the mortgage foreclosure action against EDWARD P. CZOCK AND VIOLA M. CZOCK A/K/A VIOLA MAE MARTIN.

This letter will serve as authorization for you to ASSIGN the Plaintiff's successful bid at the COLUMBIA COUNTY Sheriff's Sale held on January 14, 2004 to:

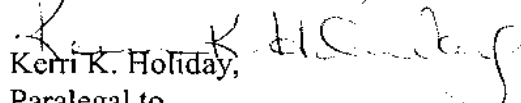
Washington Mutual Bank, F.A., Successor By Merger to Bank United
9420 Reseda Blvd., #814
Northridge, CA 91324-2974

Please prepare a Sheriff's Deed naming the Grantee to the subject property as listed above.

As always, if you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

SPEAR AND HOFFMAN, P.A.


Kerri K. Holiday,
Paralegal to
Kevin P. Diskin, Esquire
enclosures

NJ/PA: 1020 North Kings Highway/Suite 210/Cherry Hill, New Jersey 08034/(856)755-1560/Fax (856) 755-1570



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

Telephone Number:

Kevin P. Diskin, ESQUIRE

Area Code (856) 755-1560

Street Address

City

State

Zip Code

1020 Kings Highway, Suite 210 Cherry Hill, NJ 08034

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Grantee(s)/Lessee(s)

Street Address

Street Address

City

State

Zip Code

City

State

Zip Code

C PROPERTY LOCATION

Street Address

City, Township, Borough

County

School District

Tax Parcel Number

D VALUATION DATA

1. Actual Cash Consideration

2. Other Consideration

3. Total Consideration

4. County Assessed Value

5. Common Level Ratio Factor

6. Fair Market Value

E EXEMPTION DATA

1a. Amount of Exemption Claimed

1b. Percentage of Interest Conveyed

100%

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 765, Page Number 3589
- ☐ 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.) _____

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

Kevin P. Diskin, Esquire

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



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

REALTY TRANSFER TAX STATEMENT OF VALUE

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

Name

Telephone Number:

Kevin P. Diskin, ESQUIRE

Area Code (856) 755-1560

Street Address

City

State

Zip Code

1020 Kings Highway, Suite 210 Cherry Hill, NJ 08034

B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Grantee(s)/Lessee(s)

Street Address

Street Address

City

State

Zip Code

City

State

Zip Code

C PROPERTY LOCATION

Street Address

City, Township, Borough

County

School District

Tax Parcel Number

823 Lehigh Flats

Brimmick

Columbia

Brimmick

040 02 493

D VALUATION DATA

1. Actual Cash Consideration

2. Other Consideration

3. Total Consideration

\$ 354.64

+ 0

= \$ 354.64

4. County Assessed Value

5. Common Level Ratio Factor

6. Fair Market Value

\$ 15,911.00

x 2.80

= \$ 44,550.80

E EXEMPTION DATA

1a. Amount of Exemption Claimed

1b. Percentage of Interest Conveyed

100%

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 705, Page Number 309.
- ☐ 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.) _____

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

Kevin P. Diskin, Esquire

3/12/04

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



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

COPY

REALTY TRANSFER TAX STATEMENT OF VALUE

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

Name: Kevin P. Diskin, ESQUIRE Telephone Number: _____
Area Code (856) 755-1560
Street Address: 1020 Kings Highway, Suite 210 Cherry Hill, NJ 08034
City: Cherry Hill, NJ State: NJ Zip Code: 08034

B TRANSFER DATA

Grantor(s)/Lessor(s): Columbia County Sheriff's Office
Grantee(s)/Lessee(s): Wilmington Mutual Bank, F.A. Swartz, Jr. Manager to BANK UNITED
Street Address: Columbia County Courthouse 6420 Riverside Blvd. #811
City: Bloomsburg, PA State: PA Zip Code: 17815
City: Northridge, CA State: CA Zip Code: 91324-2414

C PROPERTY LOCATION

Street Address: 523 West 11th
City, Township, Borough: Berwick
County: Columbia School District: Berwick Tax Parcel Number: 040-02-043

D VALUATION DATA

1. Actual Cash Consideration: \$ 3,344.44
2. Other Consideration: + 0
3. Total Consideration: = \$ 3,344.44
4. County Assessed Value: \$ 12,911.00
5. Common Level Ratio Factor: x 2.50
6. Fair Market Value: = \$ 44,550.00

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 705, Page Number 359
- ☐ 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.) _____

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: Kevin P. Diskin Date: 3/12/04

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



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

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

Name: Kevin P. Diskin, ESQUIRE Telephone Number: Area Code (856) 755-1560

Street Address: 1020 Kings Highway, Suite 210 City: Cherry Hill, NJ State: 08034 Zip Code: 08034

B TRANSFER DATA

Grantor(s)/Lessor(s): Columbia County Surrogate Date of Acceptance of Document: 10/21/04
Grantee(s)/Lessee(s): 100% to Mr. & Mrs. P. B. F. A. Surrogate
Street Address: Columbia County Courthouse Street Address: 9420 Reservoir Blvd. #814
City: Danvers, PA State: PA Zip Code: 17015 City: Norwalk, CA State: CA Zip Code: 92651-2974

C PROPERTY LOCATION

Street Address: 8221 West Fork City, Township, Borough: Franklin
County: Columbia School District: Franklin Tax Parcel Number: 640-02-093

D VALUATION DATA

1. Actual Cash Consideration: \$ 354,604 2. Other Consideration: + 0 3. Total Consideration: = \$ 354,604
4. County Assessed Value: \$ 15,911.00 5. Common Level Ratio Factor: x 2.80 6. Fair Market Value: = \$ 44,550.80

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.)
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- ☐ 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.) _____

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: Kevin P. Diskin Date: 3/12/04

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

11275

SPEAR AND HOFFMAN, P.A.

PENNSYLVANIA IOLTA ACCOUNT
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, NJ 08034
856-755-1560

WACHOVIA BANK, N.A.
CHERRY HILL, NJ
3-50-310

3/5/2004

**1,184.64

PAY TO THE
ORDER OF

Sheriff of Columbia County

\$

DOLLARS

One Thousand One Hundred Eighty-Four and 64/100*****

Sheriff of Columbia County

Columbia County Courthouse

PO Box 380

35 West Main St.

Bloomsburg, PA 17815

MEMO WMC-P-1342/CZOCK STL SALE W/ SHERIFF

⑈00011275⑈ ⑆031000503⑆ 2000003105418⑈



MP

080971-03-01

Security Features Included.



Details on back

Law Offices
Spear and Hoffman, P.A.

Irvine C. Spear (1922-1976)

March 31, 2003

OFFICE OF THE SHERIFF
Attn: Wendy
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
35 N. Main Street
BLOOMSBURG, PA 17815

RE: WASHINGTON MUTUAL BANK, F.A., SUCCESSOR BY MERGER TO
BANK UNITED
v.
EDWARD P. CZOCK AND VIOLA M. CZOCK A/K/A VIOLA MAE MARTIN
Docket No. 2002-CV-1079
Our File No. WMC-P-1342

Dear Wendy:

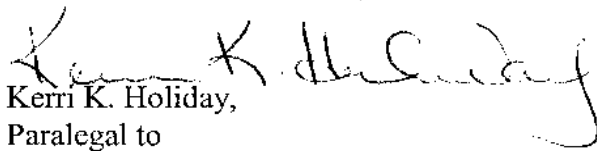
Enclosed herewith please find our draft in the amount of \$1,184.64 which represents the balance due the Sheriff's Office in order to settle the Sheriff's Sale which took place on January 14, 2004.

Please prepare the Sheriff's Deed as previously instructed and thank you for your assistance and patience in this matter.

As always, if you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,

SPEAR AND HOFFMAN, P.A.


Kerri K. Holiday,
Paralegal to
Kevin P. Diskin, Esquire

Enclosures

SPEAR AND HOFFMAN, P.A.
Attorneys at Law
1020 NORTH KINGS HIGHWAY, SUITE 210
CHERRY HILL, NJ 08034
(856) 755-1560 FAX (856) 755-1570

December 18, 2003

OFFICE OF THE PROTHONOTARY
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
35 WEST MAIN ST
BLOOMSBURG, PA 17815

Re: WASHINGTON MUTUAL BANK, FA,
SUCCESSOR BY MERGER TO BANK UNITED
vs.
EDWARD P. CZOCK AND VIOLA M. CZOCK A/K/A VIOLA MAE MARTIN
Docket: 2002-CV-1079
Sale Date: JANUARY 14, 2004

To Whom It May Concern:

Enclosed please find one original and two copy of the Certification of Notice to Lien Holders.
Please file and docket the original, and return one time-stamped copy in the enclosed envelope provided.

Sincerely,



BONNIE DAHL, Esquire
Attorney for Plaintiff

encls.

cc: Sheriff of COLUMBIA (w/encl.)

OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

Spear & Hoffman, P.A.
BONNIE DAHL, ESQUIRE
Attorney I.D. No. 79294
1020 N. Kings Highway, Suite 210
Cherry Hill, NJ. 08034
(856) 755-1560
Attorney for Plaintiff

WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY
MERGER TO BANK UNITED

COURT OF COMMON PLEAS
COLUMBIA COUNTY

vs.

DOCKET NO. 2002-CV-1079

EDWARD P. CZOCK AND VIOLA M. CZOCK
A/K/A VIOLA MAE MARTIN
Defendant

CERTIFICATION OF NOTICE TO LIEN HOLDERS
PURSUANT TO PA R.C.P. 3129.2 (C) (2)

I, BONNIE DAHL, ESQUIRE, Attorney for Plaintiff, hereby certify that Notice of Sale was served on all persons appearing on Plaintiff's Affidavit pursuant to PA R.C.P. 3129.1, by United States mail, first class, postage prepaid, with Certificates of Mailing, the originals of which are attached as Exhibit "A".

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,
SPEAR & HOFFMAN, P.A.

BY:

Bonnie Dahl

BONNIE DAHL, ESQUIRE

Exhibit "A"

Spear and Hoffman
1020 N. Kings Highway, Suite 210
Cherry Hill, NJ 08034

Name and Address of Sender

Indicate type of mail:
☐ Registered
☐ Insured
☐ COD
☐ Certified

☐ Return Receipt for Merchandise
☐ Init Recorded Del.
☐ Express Mail

Check appropriate block for:
☐ Registered Mail:
☐ With Postal Insurance
☐ Without Postal Insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.
Postmark and Date of Receipt

Post-Office Fee
Unlimited Mail

Line	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If COD	R.F. Fee	S-D Fee	Post-Office Fee	Unlimited Mail
1	MBC-P-766 220/2004 TENHOLDERS										
2	PENNSYLVANIA NATIONAL BANK AND TRUST CO ONE SOUTH CENTRE STREET, POTTSVILLE, PA 17901										
3	BENEFICIAL CONSUMER DISCOUNT CO D/B/A BENEFICIAL MORTGAGE CORP., PA CORP 38 SOUTH MAIN STREET SHENANDOAH, PA 17976										
4	BENEFICIAL CONSUMER DISCOUNT CO D/B/A BENEFICIAL MORTGAGE CORP., PA CORP 38 SOUTH MAIN STREET SHENANDOAH, PA 17976										
5	BENEFICIAL CONSUMER DISCOUNT CO D/B/A BENEFICIAL MORTGAGE CORP., PA CORP 38 SOUTH MAIN STREET SHENANDOAH, PA 17976										
6	BENEFICIAL CONSUMER DISCOUNT CO D/B/A BENEFICIAL MORTGAGE CORP., PA CORP 38 SOUTH MAIN STREET SHENANDOAH, PA 17976										
7	SCHUYLKILL COUNTY DOMESTIC RELATIONS PO BOX 1192 POTTSVILLE, PA 17901-7192										
8	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE - BEN BUREAU OF COMPLIANCE DEPT. 280946 HARRISBURG, PA 17128-0946 ATTENTION: SUE BLOUGH										
9	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE - BEN BUREAU OF COMPLIANCE DEPT. 280946 HARRISBURG, PA 17128-0946 ATTENTION: SUE BLOUGH										
10	COMMONWEALTH OF PENNSYLVANIA INHERITANCE TAX DIVISION DEPT. 280601 HARRISBURG, PA 17128-0601										
11	SCHUYLKILL COUNTY TAX CLAIM BUREAU 401 N. 2ND ST. POTTSVILLE, PA 17901										
12	SCHUYLKILL COUNTY TAX CLAIM BUREAU 401 N. 2ND ST. POTTSVILLE, PA 17901										
13	SCHUYLKILL COUNTY ADULT PROBATION PAROLE DEPARTMENT 300 N. THIRD STREET POTTSVILLE, PA 17901-2528										
14	SCHUYLKILL COUNTY ENVIRONMENTAL COORDINATOR 401 N. 2ND ST. POTTSVILLE, PA 17901										
15	SCHUYLKILL COUNTY ENVIRONMENTAL COORDINATOR 401 N. 2ND ST. POTTSVILLE, PA 17901										
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual F900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.						

Spear and Hoffman
1020 N. Kings Highway, Suite 210
Cherry Hill, NJ 08034

Indicate type of mail:
☐ Registered
☐ Insured
☐ COD
☐ Certified

☐ Return Receipt
for Merchandise
☐ Int'l Recorded Del.
☐ Express Mail

Check appropriate block for
Registered Mail:
☐ With Postal Insurance
☐ Without Postal Insurance

After stamp here if issued
certificate of mailing or fee
additional copies of this bill
Postmark and Date of Receipt

Due Sender If COD Fee
H.B. Fee
S.D. Fee
S.H. Fee
FEB 1994
Remittance

Line	Name of Addressee, Street and Post Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)	Insured Value	Due Sender If COD	Fee	Fee	Fee	Remittance
1	MBC-P-766 220/2004 SCHUYLKILL COUNTY SOLICITOR SCHUYLKILL COUNTY COURT HOUSE 401 N. 2ND ST. POTTSVILLE, PA 17901										
2	CLIENTS RUP TENANT(S)/OCCUPANT(S) 517 WEST MOUNT VERNON STREET SHENANDOAH, PA 17976										
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, For (Name of Receiving Employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual F900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.

Form Must Be Completed by Typewriter, Ink, or Ball Point Pen

PS Form 3877, February 1994

SPEAR AND HOFFMAN, P.A.
BY: BONNIE DAHL, ESQUIRE
ATTORNEY I.D. NO. 79294
1020 NORTH KINGS HIGHWAY, SUITE 210
CHERRY HILL, NEW JERSEY 08034.
(609) 755-1560, FAX (609) 755-1570
ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK, FA,
SUCCESSOR BY MERGER TO BANK
UNITED

PLAINTIFF,
vs.

EDWARD P. CZOCK AND VIOLA M. CZOCK
A/K/A VIOLA MAE MARTIN

DEFENDANT(S)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2002 CV 1079

CLERK OF COURT'S OFFICE
COUNTY OF COLUMBIA, PA

2003 MAR -4 A 11:35

FILED
1010001400

ORDER

AND NOW, this 3rd day of March, 2003 pursuant to Plaintiff's Motion for Special Service and accompanying Memorandum of Law in Support thereof, it is hereby ORDERED that Plaintiff's Motion is hereby GRANTED;

Service shall be deemed proper upon the following methods:

☒

certified and regular mail at last known address

☒

Posting Property located at: 823 WEST FRONT STREET

BERWICK, PA 18603

Other, as required by the Court: _____

It is further ORDERED that all subsequent pleadings shall be deemed properly served upon defendants by the above methods of service or the methods of service as prescribed by Rule 430 of the Pennsylvania Rules of Civil Procedure regarding service of legal papers other than original process without further application to this Court for allowance of special service.

1st Scott W. Nance

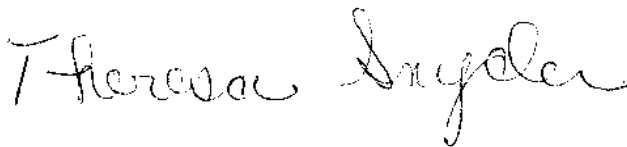
DECEMBER 8, 2003

**RE: WASHINGTON MUTUAL BANK, FA,
 SUCCESSOR BY MERGER TO BANK UNITED
 v.
 EDWARD P. CZOCK AND VIOLA M. CZOCK A/K/A
 VIOLA MAE MARTIN
 Docket No. 2002-CV-1079
 Our File No. WMC-P-1342
 SALE DATE: JANUARY 14, 2004**

Dear Sheriff's Department:

Enclosed please find the Court Order to post the property on the above defendant. Should you have any additional questions, please feel free to contact me at 856-755-1560. Thank you.

Sincerely,



Theresa Snyder
Paralegal

enc.

SPEAR AND HOFFMAN, P.A.
BY: BONNIE DAHL, ESQUIRE
ATTORNEY I.D. NO. 79294
1020 NORTH KINGS HIGHWAY, SUITE 210
CHERRY HILL, NEW JERSEY 08034
(609) 755-1550, FAX (609) 755-1570
ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK, FA,
SUCCESSOR BY MERGER TO BANK
UNITED

PLAINTIFF,

vs.

EDWARD P. CZOCK AND VIOLA M. CZOCK
A/K/A VIOLA MAE MARTIN

DEFENDANT(S)

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2002 CV 1079

CLERK OF COURT
COLUMBIA COUNTY

2003 MAR -11 A 11:35

FILED
100-1000001

ORDER

AND NOW, this 22 day of March, 2003 pursuant to Plaintiff's Motion for Special Service and accompanying Memorandum of Law in Support thereof, it is hereby ORDERED that Plaintiff's Motion is hereby GRANTED;

Service shall be deemed proper upon the following methods:

☒

certified and regular mail at last known address

☒

Posting Property located at: 823 WEST FRONT STREET

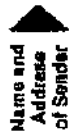
BERWICK, PA 18603

Other, as required by the Court: _____

It is further ORDERED that all subsequent pleadings shall be deemed properly served upon defendants by the above methods of service or the methods of service as prescribed by Rule 430 of the Pennsylvania Rules of Civil Procedure regarding service of legal papers other than original process without further application to this Court for allowance of special service.

1st Scott W. Davis

Spear and Hoffman

1020 N. Kings Highway, Suite 210
Cherry Hill, NJ 08034Name and
Address
of Sender

Line	Name of Addressee, Street, and Post Office Address	Indicate type of mail		Check appropriate block for Registered Mail		Postmark and Date of Receipt		Rate Def. Fee
		Registered	Insured	With Postage Insurance	With Postage Insurance	Postmark	Date of Receipt	
1	WMC-P-1342 CZOCK CERT. & REG. MAIL							
2	EDWARD P. CZOCK 255 CHURCH STREET KINGSTON, PA 18704							
3	EDWARD P. CZOCK 255 CHURCH STREET KINGSTON, PA 18704							
4	VIOLA M. CZOCK AKA VIOLA MAE MARTIN 255 CHURCH STREET KINGSTON, PA 18704							
5	VIOLA M. CZOCK AKA VIOLA MAE MARTIN 255 CHURCH STREET KINGSTON, PA 18704							
6	VIOLA M. CZOCK AKA VIOLA MAE MARTIN 255 CHURCH STREET KINGSTON, PA 18704							
7								
8								
9								
10								
11								
12								
13								
14								
15								
Total Number of Pieces Unretrieved by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R800, 9813, and 9821 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.		

PS Form 3877, February 1994

Form Must Be Completed by Typewriter, Ink, or Ball Point Pen

20

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
Edward P. Czock
255 Chocoma St.
Kingston, PA 18704

2. Article Number (Transfer from service label)
7002 3150 0000 6622 5021

PS Form 3811, August 2001 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D. ☐ Restricted Delivery? (Extra Fee) ☐ Yes

WMC-P-1342

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
Viola M. Czock aka
Viola Mae Martin
255 Chocoma St.
Kingston, PA 18704

2. Article Number (Transfer from service label)
7002 3150 0000 6622 5098

PS Form 3811, August 2001 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

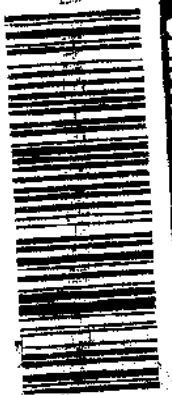
3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D. ☐ Restricted Delivery? (Extra Fee) ☐ Yes

WMC-P-1342 07008

CERTIFIED MAIL™

Law Offices
Spear and Hoffman, P.A.
1020 N. Kings Hwy., Ste. 210
Cherry Hill, N.J. 08034-1906

RETURN TO



7002 3150 0000 6622 5098

VIOLA M. CZOCK
AKA VIOLA MAE MARTIN
255 CHURCH STREET
KINGSTON, PA 18704

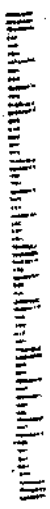
1st NOTICE
2nd NOTICE
RETURNED
9-22-03

8225 TAHR AVE
PARK LAKE ESTATES
RICHEY, FL
NEW YORK

34653

1870449329

08034/1906



CERTIFIED MAIL™

RETURN TO SE



7002 3150 0000 6622 5081



Law Offices
Spear and Hoffman, P.A.
1020 N. Kings Hwy., Ste. 210
Cherry Hill, N.J. 08034-1906

EDWARD P. CZOCK
255 CHURCH STREET
KINGSTON, PA 18704

1st NOTICE
2nd NOTICE
RETURNED
9-22-03

8225 TAHR AVE
PARK LAKE ESTATES
RICHEY, FL
NEW YORK

34153

001100 001100 001100 001100

SHERIFF'S SALE COST SHEET

Washington Mutual VS. Edward & Viola Czock
 NO. 96-03 ED NO. 1679-02 JD DATE/TIME OF SALE 10-22-03 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>255.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>47.50</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>8.50</u>	
NOTARY	\$ <u>12.00</u>	
TOTAL *****		\$ <u>511.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>674.68</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>899.68</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>121</u>	
SCHOOL DIST. 20	\$ <u>676.84</u>	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>676.84</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>647.20</u>	
WATER 20	\$ <u>0.00</u>	
TOTAL *****		\$ <u>647.20</u>

SURCHARGE FEE (DSTE)	\$ <u>180.00</u>	
MISC. <u>Luz. Co.</u>	\$ <u>43.00</u>	
TOTAL *****		\$ <u>43.00</u>

TOTAL COSTS (OPENING BID) \$ 3009.72

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

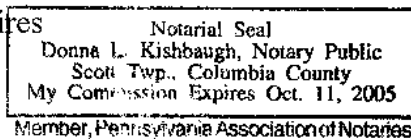
James T. Micklow, Treasurer, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily . continuously in said Town, County and State since the day of October 3, 8, 15, 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.

James T. Micklow, Treasurer

Sworn and subscribed to before me this 16th day of October 2003

Donna L. Kishbaugh
(Notary Public)

My commission expires



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

.....

**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date August 11, 2003

OWNER OR REPUTED OWNER

Viola M Czock

DESCRIPTION OF PROPERTY

823 W Front Street
.20 acre

PARCEL NUMBER

04C,02-043-00,000

Berwick Borough

Township
Borough
City

This is to certify that, according to our records, there are no unpaid Taxes on
the above mentioned property as of December 31 2002.

Excluding: Interim Tax Billings

Requested by:

Harry A Roadarmel, Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00
Per Parcel

(RM)

2003 School & County/Borough Taxes were paid

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

WASHINGTON MUTUAL BANK, FA,
SUCCESSOR BY MERGER TO BANK
UNITED

96ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

EDWARD P. CZOCK
VIOLA M. CZOCK

NOW, MONDAY, AUGUST 04, 2003, I, HON. HARRY A. ROADARMEL JR. HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, EDWARD P. CZOCK, AT 255 CHURCH ST., KINGSTON, PA

Harry A. Roadarmel Jr.

HARRY A. ROADARMEL, SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

WASHINGTON MUTUAL BANK, FA,
SUCCESSOR BY MERGER TO BANK
UNITED

96ED2003

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

EDWARD P. CZOCK
VIOLA M. CZOCK

NOW, MONDAY, AUGUST 04, 2003, I, HON. HARRY A. ROADARMEL JR. HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, VIOLA M. CZOCK AKA VIOLA MAE MARTIN, AT 255 CHURCH ST., KINGSTON, PA

Harry A. Roadarmel Jr.

HARRY A. ROADARMEL, SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Samuel J. Ventresca* 96
 B. Received by (Printed Name) *Samuel J. Ventresca*
 C. Date of Delivery *AUG 05 2003*
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

NILA
 SHERIFF SALE

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Dr. Dorian* 96
 B. Received by (Printed Name) *Dr. Dorian*
 C. Date of Delivery *AUG 06 2003*
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

A. Signature *William J. Ventresca* 96
 B. Received by (Printed Name) *William J. Ventresca*
 C. Date of Delivery *AUG 06 2003*
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

002 3150 0006 4911 8298
 Domestic Return Receipt
 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Samuel J. Ventresca* 96
 B. Received by (Printed Name) *Samuel J. Ventresca*
 C. Date of Delivery *AUG 05 2003*
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

002 3150 0006 4911 8311
 Domestic Return Receipt
 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Dr. Dorian* 96
 B. Received by (Printed Name) *Dr. Dorian*
 C. Date of Delivery *AUG 06 2003*
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

002 3150 0006 4911 8328
 Return Receipt
 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *William J. Ventresca* 96
 B. Received by (Printed Name) *William J. Ventresca*
 C. Date of Delivery *AUG 06 2003*
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

0002 3150 0006 4911 8335
 Domestic Return Receipt
 102595-02-M-1540

0002 3150 0006 4911 8250
 Domestic Return Receipt
 102595-02-M-1540

002 3150 0006 4911 8304
 Domestic Return Receipt
 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Samuel J. Ventresca* 96
 B. Received by (Printed Name) *Samuel J. Ventresca*
 C. Date of Delivery *AUG 05 2003*
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

A. Signature *Samuel J. Ventresca* 96
 B. Received by (Printed Name) *Samuel J. Ventresca*
 C. Date of Delivery *AUG 05 2003*
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

A. Signature *Samuel J. Ventresca* 96
 B. Received by (Printed Name) *Samuel J. Ventresca*
 C. Date of Delivery *AUG 05 2003*
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

Luzerne County Sheriff's Department
Luzerne County Courthouse



200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

COLUMBIA COUNTY

03-ED-96

WASHINGTON MUTUAL BANK

VS

EDWARD P. CZOCK, ET UX

STATE OF PENNSYLVANIA
COUNTY OF LUZERNE: SS.

MARY JEAN FARRELL Deputy Sheriff of Luzerne County, being duly sworn according to law,
deposes and says that after having made diligent search and inquiry for the within named, EDWARD P. CZOCK

he was unable to find the within named in the said County of Luzerne. Reason: SEE ATTACHED SHEET.

Attempts: _____

Sworn to and subscribed before me

So answers,

this 13TH day of AUGUST 20 03

A handwritten signature in black ink, appearing to be "B. L. Stanus", written over a horizontal line.

Sheriff of Luzerne County

A handwritten signature in black ink, appearing to be "J. A. Moran", written over a horizontal line.

Prothonotary of Luzerne County

by

A handwritten signature in black ink, appearing to be "Mary Jean Farrell", written over a horizontal line.

Deputy Sheriff of Luzerne County

Luzerne County Sheriff's Department
Luzerne County Courthouse



200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

COLUMBIA COUNTY

03-ED-96

WASHINGTON MUTUAL BANK

STATE OF PENNSYLVANIA
COUNTY OF LUZERNE: SS.

VS

EDWARD P. CZOCK, ET UX

MARY JEAN FARRELL Deputy Sheriff of Luzerne County, being duly sworn according to law,
deposes and says that after having made diligent search and inquiry for the within named, VIOLA M. CZOCK

he was unable to find the within named in the said County of Luzerne. Reason: SEE ATTACHED SHEET.

Attempts: _____

Sworn to and subscribed before me

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Sheriff of Luzerne County

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Prothonotary of Luzerne County

by

A handwritten signature in black ink, appearing to be "Mary Jean Farrell", written over a horizontal line.

Deputy Sheriff of Luzerne County

WRIT OF EXECUTION - MORTGAGE FORECLOSURE
P.R.C.P. 3180 TO 3183 AND RULE 32.5

WASHINGTON MUTUAL BANK, FA,
SUCCESSOR BY MERGER TO BANK
UNITED

PLAINTIFF,

vs.

EDWARD P. CZOCK AND VIOLA M.
CZOCK A/K/A VIOLA MAE MARTIN

DEFENDANT(S)

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY

DOCKET NO. 2002-CV-1079

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Went
2003 ED 96

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 823 WEST FRONT STREET, BERWICK, PA 18603

Amount Due		\$117,584.76
6% Interest from JULY 23, 2003 Thru _____		\$
	(Date of Sale)	
Total		\$
Plus costs as endorsed		\$

Tami B. Kline
Barbara N. Silvestri
Prothonotary, Common Pleas
Court of Columbia County *by dlp*

Dated: 11-29-03

(seal)

SPEAR & HOFFMAN, P.A.
BY: BONNIE DAHL, ESQUIRE
ATTORNEY I.D. NO. 79294
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

COPY

WASHINGTON MUTUAL BANK, FA,
SUCCESSOR BY MERGER TO BANK
UNITED

PLAINTIFF,

vs.

EDWARD P. CZOCK AND VIOLA M.
CZOCK A/K/A VIOLA MAE MARTIN
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2002-CV-1079

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: EDWARD P. CZOCK
255 CHURCH STREET
KINGSTON, PA 18704

Your house (real estate) at:

823 WEST FRONT STREET
BERWICK, PA 18603

is scheduled to be sold at Sheriff's Sale on October 22, 2003 at:

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

at 9:00 a.m./p.m. to enforce the court judgment of \$117,584.76 obtained by
WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY MERGER TO BANK UNITED 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 cancelled if you pay to WASHINGTON MUTUAL BANK, FA,
SUCCESSOR BY MERGER TO BANK UNITED the amount of the judgment plus costs or the back
payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay,
you may call: (856) 755-1560.

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 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 more chance

you will have of stopping the sale. (See notice on page two on how to stop in 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 price bid by calling (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 (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 no later than _____. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
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 LEGAL HELP.

**COURT ADMINISTRATOR
COLUMBIA COUNTY COURTHOUSE
BLOOMSBURG, PA 17815
(717) 389-5667**

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED
THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT
PURPOSE.**

WASHINGTON MUTUAL BANK, FA,
SUCCESSOR BY MERGER TO BANK
UNITED

PLAINTIFF,

vs.

EDWARD P. CZOCK AND VIOLA M.
CZOCK A/K/A VIOLA MAE MARTIN

DEFENDANT(S)

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY

DOCKET NO. 2002-CV-1079

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Went
2003 ED 96

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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Total		\$
Plus costs as endorsed		\$

Tami B. Kline
Barbara N. Silvestri
Prothonotary, Common Pleas
Court of Columbia County *W. J. [Signature]*

Dated: *11-29-03*

(seal)

SPEAR & HOFFMAN, P.A.
BY: BONNIE DAHL, ESQUIRE
ATTORNEY I.D. NO. 79294
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

COPY

WASHINGTON MUTUAL BANK, FA,
SUCCESSOR BY MERGER TO BANK
UNITED

PLAINTIFF,

vs.

EDWARD P. CZOCK AND VIOLA M.
CZOCK A/K/A VIOLA MAE MARTIN
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2002-CV-1079

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: EDWARD P. CZOCK
255 CHURCH STREET
KINGSTON, PA 18704

Your house (real estate) at:

823 WEST FRONT STREET
BERWICK, PA 18603

is scheduled to be sold at Sheriff's Sale on October 22, 2003 at:

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

at 9:00 a.m./p.m. to enforce the court judgment of \$117,584.76 obtained by
WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY MERGER TO BANK UNITED 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 cancelled if you pay to WASHINGTON MUTUAL BANK, FA,
SUCCESSOR BY MERGER TO BANK UNITED the amount of the judgment plus costs or the back
payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay,
you may call: (856) 755-1560.

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 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 more chance

you will have of stopping the sale. (See notice on page two on how to contact 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 price bid by calling (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 (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 no later than _____. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
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 LEGAL HELP.

COURT ADMINISTRATOR
COLUMBIA COUNTY COURTHOUSE
BLOOMSBURG, PA 17815
(717) 389-5667

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

SHERIFF'S SALE

WEDNESDAY OCTOBER 22, 2003 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 96 OF 2003 ED AND CIVIL WRIT NO. 1079 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'S 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 AND PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED SAID DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT NO. 6 ON THE NORTHERLY SIDE OF BLOOM STREET, NOW KNOWN AS FRONT STREET; THENCE ALONG SAID STREET, NORTH 82 DEGREES WEST 30 FEET TO LOT NO. 8 THENCE ALONG SAID LT NORTH 8 DEGREES WEST, 176.5 FEET TO A 15 FOOT ALLEY; BLOOM STREET, NOW KNOWN AS FRONT STREET, 50 FEET TO LOT NO. 6 AFORESAID; THENCE ALONG SAID LT SOUTH 8 DEGREES EAST 175.5 FEET TO BLOOM STREET, NOW KNOWN AS FRONT STREET, THE PLACE OF BEGINNING.

CONTAINING 8825 SQUARE FEET OF LAND AND BEING NUMBERED AND DESIGNATED AS LOT NO. 7 IN FERRIE ADDITION OF WEST BERWICK, AND UPON WHICH IS ERECTED A SINGLE FRAME DWELLING.

BEING THE SAME PREMISES VIOLA MAE GUTHRIE NKA VIOLA MAE MARTIN, UNMARRIED BY DEED DATED JUNE 17, 1983 AND RECORDED JUNE 20, 1983 IN THE RECORDER'S OFFICE IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA IN DEED BOOK VOLUME 319, PAGE 434, GRANTED AND CONVEYED UNTO EDWARD P. CZOCK AND VIOLA M. MARTIN AKA VIOLA MAE MARTIN, THE MORTGAGE HEREIN.

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
Bonnie Dahl, Esq.
1020 N. Kings Hwy, Ste. 210
Cherry Hill, NJ 08034

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

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.

WASHINGTON MUTUAL BANK

VS.

EDWARD AND VIOLA CZOCK

WRIT OF EXECUTION #96 OF 2003 ED

POSTING OF PROPERTY

SEPTEMBER 18, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF EDWARD AND VIOLA CZOCK AT 823 WEST FRONT ST. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF T. CHAMBERLAIN.

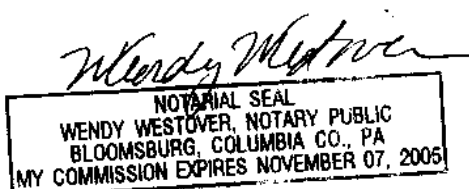
SO ANSWERS:

DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 18TH DAY OF SEPTEMBER 2003



Spear & Hoffman, P.A.
BONNIE DAHL, ESQUIRE
Attorney I.D. No. 79294
1020 N. Kings Highway, Suite 210
Cherry Hill, NJ. 08034
(856) 755-1560
Attorney for Plaintiff

COPY

WASHINGTON MUTUAL BANK, FA, SUCCESSOR
BY MERGER TO BANK UNITED

COURT OF COMMON PLEAS
COLUMBIA COUNTY

vs.

DOCKET NO. 2002-CV-1079

EDWARD P. CZOCK AND
VIOLA M. CZOCK A/K/A VIOLA MAE MARTIN
Defendant

CERTIFICATION OF NOTICE TO LIEN HOLDERS
PURSUANT TO PA R.C.P. 3129.2 (C) (2)

I, BONNIE DAHL, ESQUIRE, Attorney for Plaintiff, hereby certify that Notice of Sale was served on all persons appearing on Plaintiff's Affidavit pursuant to PA R.C.P. 3129.1, by United States mail, first class, postage prepaid, with Certificates of Mailing, the originals of which are attached as Exhibit "A".

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,
SPEAR & HOFFMAN, P.A.

BY:



BONNIE DAHL, ESQUIRE

2002 SEP 25 10:10 AM
CLERK OF COURT
COLUMBIA COUNTY

2002 SEP 25 10:10 AM

FILED
COLUMBIA COUNTY

Spear and Hoffman

1020 N. Kings Highway, Suite 210
Cherry Hill, NJ 08034

Name and Address of Sender

Indicate type of mail:
☐ Registered
☐ Insured
☐ COD
☐ Certified
☐ Return Receipt for Merchandise
☐ Int'l Recorded Del
☐ Express Mail

Check appropriate block for Registered Mail:
☐ With Postal Insurance
☐ Without Postal Insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Postmark and Date of Receipt

Line	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge (if Regs.)	Insured Value	Due Sender if COD	R. R. Fee	S. D. Fee	S. H. Fee	Reg. Del. Fee	Remarks
1	WMC-P-1342 CZOCK MERGER TO BANK UNITED 9451 CORBIN AVENUE NORTHBRIDGE, CA 91324										
2	10/22/03 LIEN HOLDERS AMRESKO RESIDENTIAL MORTGAGE CORP. 26800 ASTON STREET IRVINE, CA 92606										
3											
4	BANK UNITED 3200 SOUTHWEST FREEWAY, STE 1900 HOUSTON, TX 77027										
5	DOMESTIC RELATIONS P.O. BOX 380 BLOOMSBURG, PA 17815										
6											
7											
8	COLUMBIA COUNTY TAX CLAIM BUREAU P.O. BOX 380 BLOOMSBURG, PA 17815										
9											
10	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE - LIEN BUREAU OF COMPLIANCE DEPT. 280946 HARRISBURG, PA 17128-0946										
11											
12	COMMONWEALTH OF PENNSYLVANIA INHERITANCE TAX DIVISION DEPT. 280601 HARRISBURG, PS 17128-0601										
13											
14											
15											
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See International Mail Manual/Reg. 5913, and 5921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.					

PS Form 3877, February 1994

Form Must Be Completed by Typewriter, Ink, or Ball Point Pen

[Handwritten signature]

SPEAR AND HOFFMAN, P.A.
Attorneys at Law
1020 NORTH KINGS HIGHWAY, SUITE 210
CHERRY HILL, NJ 08034
(856) 755-1560 FAX (856) 755-1570

August 23, 2003

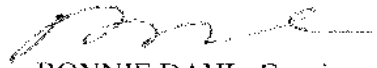
OFFICE OF THE PROTHONOTARY
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
35 WEST MAIN ST
BLOOMSBURG, PA 17815

Re: WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY MERGER TO BANK
UNITED
vs.
EDWARD P. CZOCK AND VIOLA M. CZOCK A/K/A VIOLA MAE MARTIN
Docket: 2002-CV-1079
Sale Date: October 22, 2003

To Whom It May Concern:

Enclosed please find one original and two copy of the Certification of Notice to Lien Holders.
Please file and docket the original, and return one time-stamped copy in the enclosed envelope provided.

Sincerely,



BONNIE DAHL, Esquire
Attorney for Plaintiff

encls.

cc: Sheriff of COLUMBIA (w/encl.)

OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

Spear & Hoffman, P.A.
BONNIE DAHL, ESQUIRE
Attorney I.D. No. 79294
1020 N. Kings Highway, Suite 210
Cherry Hill, NJ. 08034
(856) 755-1560
Attorney for Plaintiff

WASHINGTON MUTUAL BANK, FA, SUCCESSOR
BY MERGER TO BANK UNITED

COURT OF COMMON PLEAS
COLUMBIA COUNTY

vs.

DOCKET NO. 2002-CV-1079

EDWARD P. CZOCK AND
VIOLA M. CZOCK A/K/A VIOLA MAE MARTIN
Defendant

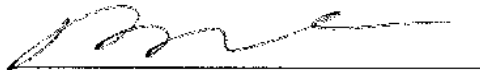
CERTIFICATION OF NOTICE TO LIEN HOLDERS
PURSUANT TO PA R.C.P. 3129.2 (C) (2)

I, BONNIE DAHL, ESQUIRE, Attorney for Plaintiff, hereby certify that Notice of Sale was served on all persons appearing on Plaintiff's Affidavit pursuant to PA R.C.P. 3129.1, by United States mail, first class, postage prepaid, with Certificates of Mailing, the originals of which are attached as Exhibit "A".

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,
SPEAR & HOFFMAN, P.A.

BY:



BONNIE DAHL, ESQUIRE

Spears and Hoffman

1020 N. Kings Highway, Suite 210
Cherry Hill, NJ 08034

Name and Address of Sender

Indicate type of mail:
☐ Registered
☐ Insured
☐ COD
☐ Certified
☐ Return Receipt for Merchandise
☐ Int'l Recorded Del.
☐ Express Mail

Check appropriate block for Registered Mail:
☐ With Postal Insurance
☐ Without Postal Insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

Postmark and Date of Receipt

Line	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)	Insured Value	Due Sender if COD	R. R. Fee	S. D. Fee	S. H. Fee	Rest Del. Fee	Remarks
1	WMC-P-1342 CZOCK WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY MERGER TO BANK UNITED 945T CORBIN AVENUE NORTHBRIDGE, CA 91324											
2	10/32/03 AMRESKO RESIDENTIAL MORTGAGE CORP. 26800 ASTON STREET IRVINE, CA 92606											
3	BANK UNITED 3200 SOUTHWEST FREEWAY, STE 1900 HOUSTON, TX 77027											
4	DOMESTIC RELATIONS P.O. BOX 380 BLOOMSBURG, PA 17815											
5	COLUMBIA COUNTY TAX CLAIM BUREAU P.O. BOX 300 BLOOMSBURG, PA 17815											
6	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE - LIEN BUREAU OF COMPLIANCE DEPT. 280946 HARRISBURG, PA 17128-0946											
7	COMMONWEALTH OF PENNSYLVANIA INHERITANCE TAX DIVISION DEPT. 280601 HARRISBURG, PS 17128-0601											
8												
9												
10												
11												
12												
13												
14												
15												
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Handling Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual F900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.						

PS Form 3877, February 1994

Form Must Be Completed by Typewriter, Ink, or Ball Point Pen

[Handwritten signature]

Speat and Hoffman

1020 N. Kings Highway, Suite 210
Cherry Hill, NJ 08034

Name and Address of Sender

Indicate type of mail:
☐ Registered
☐ Insured
☐ COD
☐ Certified
☐ Return Receipt for Merchandise
☐ Int'l Recorded Del.
☐ Express Mail

Check appropriate block for Registered Mail:
☐ With Postal Insurance
☐ Without Postal Insurance

Attach stamp here if issued as certificate of mailing or for additional copies of this bill.
Postmark and Date of Receipt

Line	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act Value (If Reg'd)	Insured Value	Due Sender if COD	R. R. Fee	S. D. Fee	S. H. Fee	Postage Fee	Remarks
1	WMG-P-1342 CZOCK BOROUGH OF BERWICK 344 NORTH MARKET STREET BERWICK, PA 18603											
2	LIENFOLDERS TENANTS/OCCUPANT(S) 823 WEST FRONT STREET BERWICK, PA 18603											
3												
4												
5												
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11												
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14												
15												
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of Receiving Employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail sent with optional postal insurance. See Domestic Mail Manual R930, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.						

PS Form 3877, February 1994

Form Must Be Completed by Typewriter, Ink, or Ball Point Pen

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

I. Obligor information (To be completed by requestor)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

<u>NAME</u>	<u>DATE OF BIRTH</u>	<u>SOCIAL SECURITY#</u>
<u>Edward P Czock</u>	<u>8/10/46</u>	<u>173 36 9457</u>

DATE: 8/27/03REQUESTOR: Shoriff

Print Name

Signature

II. Lien information (To be provided by DRS)

 WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED INDIVIDUAL.

 WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

X WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Amount of Overdue SupportNext Due DateNext Payment Amount91.05Date: 8-27-03BY: [Signature]TITLE: Cust. Svs

Certified from the record

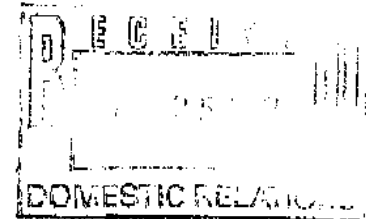
this 27 day of Aug, 2003

Gail K. Jordon

Director Domestic Relations Section

By: [Signature]

SPEAR & HOFFMAN, P.A.
Attorneys at Law
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
Tel: (856) 755-1560
Fax: (856) 755-1570



Date: 8/20/03

RE: WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY MERGER TO BANK
UNITED
v. EDWARD P. CZOCK AND VIOLA M. CZOCK A/K/A VIOLA MAE MARTIN
Docket No. 2002-CV-1079
Social Security No. 173-36-9457, 182-32-0162

NOTICE OF SALE OF REAL PROPERTY
TO POSSIBLE LIEN HOLDER OR OCCUPANT

Please be advised that the property and improvements, if any, located at:

823 WEST FRONT STREET
BERWICK, PA 18603

as described on the sheet attached to this Notice, will be sold by the Sheriff of Columbia County on 10/22/03 at:

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

at 9 am, pursuant to a judgment entered in the amount of \$117,584.76 in the Court of Common Pleas of Columbia County as NO. 2002-CV-1079 in favor of Plaintiff, WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY MERGER TO BANK UNITED and against EDWARD P. CZOCK AND VIOLA M. CZOCK A/K/A VIOLA MAE MARTIN, the Defendant(s) and real owner(s) in the aforesaid judgment.

A search of the records, inspection of the property or other information received indicated that you may have a lien or mortgage on the above property securing an obligation owed to you or you may have a right to possession of the property which will be terminated by this Sheriff's Sale. When the Sheriff's Sale takes place your lien, if any, will be removed from the above property whether or not the sale price is sufficient to pay your obligation or any part of it, and your right to occupy the property, if any, will be terminated.

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

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/29/2003

SERVICE# 15 - OF - 18 SERVICES
DOCKET # 96ED2003

PLAINTIFF

WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY
MERGER TO BANK UNITED

DEFENDANT

EDWARD P. CZOCK
VIOLA M. CZOCK

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE 08/28/03

TIME 1224

MILEAGE

OTHER

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

08/28/03

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

CZOCK VIOLA M
 381 KACHINKA HOLLOW ROAD
 BERWICK PA 18603

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

CZOCK VIOLA M
 381 KACHINKA HOLLOW ROAD
 BERWICK PA 18603

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED
 If you desire a receipt, send a self-addressed stamped envelope with your payment
 THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FOR BERWICK AREA SCHOOL DISTRICT				DATE 07/01/03	BILL# 000820
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC. PENALTY
REAL ESTATE	19451	31.400	598.54	610.76	671.84
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 AUG 31	IF PAID ON OR BEFORE OCT 31
				598.54	610.76
					671.84

PROPERTY DESCRIPTION		ACCT.
PARCEL 04C02 04300000		5941
823 W FRONT ST	3540.00	THIS TAX RETURNED TO COURT HOUSE: JANUARY 1, 2004
0319-0434	15911.00	
0.20 ACRES		

Original

FOR: COLUMBIA COUNTY				DATE 03/01/2003	BILL NO. 3032
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL SINKING LIGHT FIRE BORO RE	19,451	5.646	107.62	109.82	120.80
		845	16.11	16.44	18.08
		.75	14.30	14.59	15.32
		1.25	23.82	24.31	25.53
		6.1	116.28	118.65	124.58
The discount & penalty have been calculated for your convenience				278.13	304.31
PAY THIS AMOUNT				283.81	
				IF paid on or before April 30	IF paid on or before June 30
				278.13	283.81

CNTY	TWP	DISCOUNT	PENALTY	PARCEL	FRONT ST	LAND	BUILDINGS	TOTAL ASSESSMENT
2 %	2 %	10 %	5 %	04C-02-043-00.000	2032 Acres	15,911	19,451	35,362
28381.00								
20.504								
304.31								

FILE COPY
 W. M. M. M.

Very, 1st part of year was paid by
 Washington Insurance Co
 Thank you
 Connie

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/29/2003

SERVICE# 8 - OF - 18 SERVICES
DOCKET # 96ED2003

PLAINTIFF WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY
MERGER TO BANK UNITED

DEFENDANT EDWARD P. CZOCK
VIOLA M. CZOCK

PERSON/CORP TO SERVED	PAPERS TO SERVED
BOROUGH OF BERWICK	WRIT OF EXECUTION - MORTGAGE
344 MARKET ST.	FORECLOSURE
BERWICK	

SERVED UPON Juan Saracino

RELATIONSHIP Boz Treas IDENTIFICATION _____

DATE 8-4 TIME 1050 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

8-4-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/29/2003

SERVICE# 9 - OF - 18 SERVICES
DOCKET # 96ED2003

PLAINTIFF WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY
MERGER TO BANK UNITED

DEFENDANT EDWARD P. CZOCK
VIOLA M. CZOCK

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Kristy M. Roney

RELATIONSHIP Authority Clerk IDENTIFICATION _____

DATE 8-21 TIME 1035 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 8-21-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/29/2003

SERVICE# 12 - OF - 18 SERVICES
DOCKET # 96ED2003

PLAINTIFF WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY
MERGER TO BANK UNITED

DEFENDANT EDWARD P. CZOCK
VIOLA M. CZOCK

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Cesic Kelen

RELATIONSHIP D.R.O. IDENTIFICATION _____

DATE 08/04/03 TIME 0850 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 08/04/03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/29/2003

SERVICE# 11 - OF - 18 SERVICES
DOCKET # 96ED2003

PLAINTIFF WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY
MERGER TO BANK UNITED

DEFENDANT EDWARD P. CZOCK
VIOLA M. CZOCK

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
823 WEST FRONT ST.	FORECLOSURE
BERWICK	

SERVED UPON Postcard

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8-4 TIME 1245 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) House Empty

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

8-1-03

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/29/2003

SERVICE# 10 - OF - 18 SERVICES
DOCKET # 96ED2003

PLAINTIFF

WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY
MERGER TO BANK UNITED

DEFENDANT

EDWARD P. CZOCK
VIOLA M. CZOCK

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGHER - TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
1615 LINCOLN AVE.	FORECLOSURE
BERWICK	

SERVED UPON

Connie C. Gingher

RELATIONSHIP

IDENTIFICATION

DATE

8-4

TIME

11:05

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

8-4-03

BERWICK AREA JOINT SEWER AUTHORITY

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

DATE: August 4, 2003

NUMBER OF PAGES
(Including cover page) 3

To: Harry Roadarmel, Jr.

Company: Sheriff of Columbia County

Facsimile: (570) 389-5625

Phone Number: (570) 389-5622

From: Kristy Romig, Authority Clerk

Company: BAJSA

Subject: Sheriff sale letter

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

KR
Facsimile Operator

BERWICK AREA JOINT SEWER AUTHORITY

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

August 4, 2003

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

**RE: WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY MERGER
TO BANK UNITED**

VS

**EDWARD P. CZOCK
VIOLA M. CZOCK**

DOCKET # 96ED2003

JD# 1079JD2002

Dear Harry:

The outstanding balance on sewer account #112440 for the property located at 823 West Front Street, Berwick, Pennsylvania through October 2003 is \$647.20. The account balance through this timeframe is \$471.20, plus \$116.00 to satisfy lien No. 342 M.L.D. 2002, and \$60.00 for water off/on charges.

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

Sincerely,



Kristy Romig
Authority Clerk

VIOLA CZOCK
823 WEST FRONT STREET
BERWICK, PA 18603

IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH

NO. 342 M.L.D. 2002

The Berwick Area Joint Sewer Authority hereby files a claim and lien or judgment against VIOLA CZOCK and all THAT CERTAIN LOT or piece of ground situate at 823 WEST FRONT 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	\$	210.40
Filing costs		<u>19.00</u>
Total	\$	229.40

All together being the sum of TWO HUNDRED TWENTY-NINE & 40/100 (\$229.40) 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, Esquire
208 East Second Street
Berwick, PA 18603
(570) 759-9814

Date: October 22, 2002

FILED
NOT MONETARY
2002 NOV -1 P 12:42
CLERK OF COURTS OFFICE
COUNTY OF COLORADO, PH

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 784-0227

PHONE
(717) 784-5422

24 HOUR PHONE
(717) 784-4300

August 4, 2003

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY MERGER TO BANK
UNITED
VS
EDWARD P. CZOCK
VIOLA M. CZOCK

DOCKET # 96ED2003

JD # 1079JD2002

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims
against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

I. Obligor information (To be completed by requestor)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

NAME DATE OF BIRTH SOCIAL SECURITY#

Edward P Czock

DATE: 8/4/03

REQUESTOR: Sheriff
Print Name

J D #1079JD2002
Signature

II. Lien information (To be provided by DRS)

 WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED
INDIVIDUAL.

 WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

X WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED
BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A
LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED
BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Amount of Overdue Support Next Due Date Next Payment Amount

91.09

Date: 8/4/03

BY: [Signature]

TITLE: Cust. 875.

Certified from the record
this 4th day of Aug, 2003
Gail K. Jodon

Director Domestic Relations Section
By: [Signature]

REAL ESTATE OUTLINE

ED # 96-03

DATE RECEIVED 7-27-03
DOCKET AND INDEX 8-4-03
SET FILE FOLDER UP 8-4-03

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR <u>1200.00</u>	<u>✓</u>	CK# <u>10583</u>

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

SALE DATE Oct. 22, 03 TIME 0900
POSTING DATE 9-17
ADV. DATES FOR NEWSPAPER
1ST WEEK OCT 1 03
2ND WEEK 8
3RD WEEK 15

823 W 1st St. Bank

WRIT OF EXECUTION - MORTGAGE FORECLOSURE
.R.C.P. 3180 TO 3183 AND RULE 325

WASHINGTON MUTUAL BANK, FA,
SUCCESSOR BY MERGER TO BANK
UNITED

PLAINTIFF,

vs.

EDWARD P. CZOCK AND VIOLA M.
CZOCK A/K/A VIOLA MAE MARTIN

DEFENDANT(S)

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY

DOCKET NO. 2002-CV-1079

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Went
2003 ED 96

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 823 WEST FRONT STREET, BERWICK, PA 18603

Amount Due		\$117,584.76
6% Interest from JULY 23, 2003 Thru _____		\$
	(Date of Sale)	
Total		\$
Plus costs as endorsed		\$

Tami B. Kline
Barbara N. Silvestri
Prothonotary, Common Pleas
Court of Columbia County *if dip*

Dated: *11-29-03*

(seal)

SPEAR & HOFFMAN, P.A.
Attorneys at Law
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
Tel: (856) 755-1560
Fax: (856) 755-1570

July 22, 2003

OFFICE OF THE SHERIFF OF COLUMBIA COUNTY
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815
ATTN: SHERIFF'S SALE DEPARTMENT

RE: WASHINGTON MUTUAL BANK, FA,
SUCCESSOR BY MERGER TO BANK UNITED
v. EDWARD P. CZOCK AND VIOLA M. CZOCK A/K/A VIOLA MAE MARTIN
Docket No. 2002-CV-1079
Our File No. WMC-P-1342

Dear Sir/Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the _____ sale date. Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclosed:

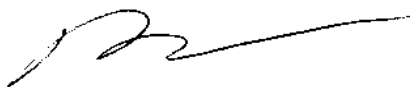
 X Sale deposit in the amount of \$1,200.00;
 X Property legal description;
 X Affidavit pursuant to Rule 3129.1;
 X Act 91 Affidavit;
 X Notices of Sale for each Defendant;
 X Certification as to the sale of property;
 X Certificate to the sheriff;
 X Request for service of the notice of sale;
 X Request for posting, advertising, of the notice of sale;

Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lien holders prior to the sale and will file a Certification.

Thank you for your cooperation in this matter.

Very truly yours,



BONNIE DAHL, ESQUIRE

Enclosures
BD/rlp

ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED SAID DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT NO. 6 ON THE NORTHERLY SIDE OF BLOOM STREET, NOW KNOWN AS FRONT STREET; THENCE ALONG SAID STREET, NORTH 82 DEGREES WEST 30 FEET TO LOT NO. 8 THENCE ALONG SAID LT NORTH 8 DEGREES WEST, 176.5 FEET TO A 15 FOOT ALLEY; BLOOM STREET, NOW KNOWN AS FRONT STREET, 50 FEET TO LOT NO. 6 AFORESAID; THENCE ALONG SAID LT SOUTH 8 DEGREES EAST 175.5 FEET TO BLOOM STREET, NOW KNOWN AS FRONT STREET, THE PLACE OF BEGINNING.

CONTAINING 8825 SQUARE FEET OF LAND AND BEING NUMBERED AND DESIGNATED AS LOT NO. 7 IN FERRIE ADDITION OF WEST BERWICK, AND UPON WHICH IS ERECTED A SINGLE FRAME DWELLING

BEING THE SAME PREMISES VIOLA MAE GUTHRIE NKA VIOLA MAE MARTIN, UNMARRIED BY DEED DATED JUNE 17, 1983 AND RECORDED JUNE 20, 1983 IN THE RECORDER'S OFFICE IN AND FOR COLUMBIA COUNTY, PENNSYLVANIA IN DEED BOOK VOLUME 319, PAGE 434, GRANTED AND CONVEYED UNTO EDWARD P. CZOCK AND VIOLA M. MARTIN AKA VIOLA MAE MARTIN, THE MORTGAGE HEREIN.

COPY

ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN THE BOROUGH OF
BERWICK, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED SAID
DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT NO. 6 ON THE NORTHERLY
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STREET, NORTH 82 DEGREES WEST 30 FEET TO LOT NO. 8 THENCE ALONG SAID LT
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LT SOUTH 8 DEGREES EAST 175.5 FEET TO BLOOM STREET, NOW KNOWN AS FRONT
STREET, THE PLACE OF BEGINNING.

CONTAINING 8825 SQUARE FEET OF LAND AND BEING NUMBERED AND DESIGNATED
AS LOT NO. 7 IN FERRIE ADDITION OF WEST BERWICK, AND UPON WHICH IS ERECTED
A SINGLE FRAME DWELLING

BEING THE SAME PREMISES VIOLA MAE GUTHRIE NKA VIOLA MAE MARTIN,
UNMARRIED BY DEED DATED JUNE 17, 1983 AND RECORDED JUNE 20, 1983 IN THE
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VOLUME 319, PAGE 434, GRANTED AND CONVEYED UNTO EDWARD P. CZOCK AND
VIOLA M. MARTIN AKA VIOLA MAE MARTIN, THE MORTGAGE HEREIN.

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SPEAR & HOFFMAN, P.A.
BY: BONNIE DAHL, ESQ
ATTORNEY I.D. NO. 79294
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK, FA,
SUCCESSOR BY MERGER TO BANK
UNITED

PLAINTIFF,

vs.

EDWARD P. CZOCK AND VIOLA M.
CZOCK A/K/A VIOLA MAE MARTIN
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2002-CV-1079

AFFIDAVIT PURSUANT TO RULE 3129.1

WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY MERGER TO BANK UNITED, Plaintiff
in the above action, by its attorney, BONNIE DAHL, ESQUIRE sets forth, as of the date the Praccipe
for the Writ of Execution was filed, the following information concerning the real property located at
823 WEST FRONT STREET
BERWICK, PA 18603:

1. Name and address of Owner(s) or Reputed Owner(s):

EDWARD P. CZOCK
255 CHURCH STREET
KINGSTON, PA 18704

VIOLA M. CZOCK
A/K/A VIOLA MAE MARTIN
255 CHURCH STREET
KINGSTON, PA 18704

2. Name and address of Defendant(s) in the judgment:

EDWARD P. CZOCK
255 CHURCH STREET
KINGSTON, PA 18704

VIOLA M. CZOCK A/K/A VIOLA MAE MARTIN
255 CHURCH STREET
KINGSTON, PA 18704

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

NONE

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

WASHINGTON MUTUAL BANK, FA,
SUCCESSOR BY MERGER TO BANK UNITED
9451 CORBIN AVENUE
NORTHRIDGE, CA 91324

AMRESKO RESIDENTIAL MORTGAGE CORP.
26800 ASTON STREET
IRVINE, CA 92606

BANK UNITED
3200 SOUTHWEST FREEWAY, STE 1900
HOUSTON, TX 77027

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

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

DOMESTIC RELATIONS
P.O. BOX 380
BLOOMSBURG, PA 17815

COLUMBIA COUNTY TAX CLAIM BUREAU
P.O. BOX 380
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE - LIEN
BUREAU OF COMPLIANCE
DEPT. 280946
HARRISBURG, PA 17128-0946
ATTENTION: SUE BLOUGH

COMMONWEALTH OF PENNSYLVANIA
INHERITANCE TAX DIVISION
DEPT. 280601
HARRISBURG, PA 17128-0601

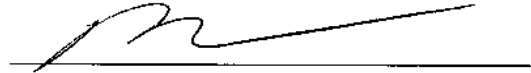
BOROUGH OF BERWICK
344 NORTH MARKET STREET
BERWICK, PA 18603

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:

TENANT(S)/OCCUPANT(S)
823 WEST FRONT STREET
BERWICK, PA 18603

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

SPEAR & HOFFMAN, P.A.

A handwritten signature in black ink, appearing to read 'Bonnie Dahl', is written over a horizontal line.

BONNIE DAHL, ESQUIRE
Attorney for Plaintiff

SPEAR & HOFFMAN, P.A
BY: BONNIE DAHL, ESQUIRE
ATTORNEY I.D. NO. 79294
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

COPY

WASHINGTON MUTUAL BANK, FA,
SUCCESSOR BY MERGER TO BANK
UNITED

PLAINTIFF,

vs.

EDWARD P. CZOCK AND VIOLA M.
CZOCK A/K/A VIOLA MAE MARTIN
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2002-CV-1079

AFFIDAVIT PURSUANT TO RULE 3129.1

WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY MERGER TO BANK UNITED, Plaintiff
in the above action, by its attorney, BONNIE DAHL, ESQUIRE sets forth, as of the date the Praecipe
for the Writ of Execution was filed, the following information concerning the real property located at
823 WEST FRONT STREET
BERWICK, PA 18603:

1. Name and address of Owner(s) or Reputed Owner(s):

EDWARD P. CZOCK
255 CHURCH STREET
KINGSTON, PA 18704

VIOLA M. CZOCK
A/K/A VIOLA MAE MARTIN
255 CHURCH STREET
KINGSTON, PA 18704

2. Name and address of Defendant(s) in the judgment:

EDWARD P. CZOCK
255 CHURCH STREET
KINGSTON, PA 18704

VIOLA M. CZOCK A/K/A VIOLA MAE MARTIN
255 CHURCH STREET
KINGSTON, PA 18704

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

NONE

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

WASHINGTON MUTUAL BANK, FA.
SUCCESSOR BY MERGER TO BANK UNITED
9451 CORBIN AVENUE
NORTHRIDGE, CA 91324

AMRESKO RESIDENTIAL MORTGAGE CORP.
26800 ASTON STREET
IRVINE, CA 92606

BANK UNITED
3200 SOUTHWEST FREEWAY, STE 1900
HOUSTON, TX 77027

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

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

DOMESTIC RELATIONS
P.O. BOX 380
BLOOMSBURG, PA 17815

COLUMBIA COUNTY TAX CLAIM BUREAU
P.O. BOX 380
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE - LIEN
BUREAU OF COMPLIANCE
DEPT. 280946
HARRISBURG, PA 17128-0946
ATTENTION: SUE BLOUGH

COMMONWEALTH OF PENNSYLVANIA
INHERITANCE TAX DIVISION
DEPT. 280601
HARRISBURG, PA 17128-0601

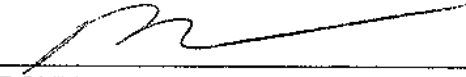
BOROUGH OF BERWICK
344 NORTH MARKET STREET
BERWICK, PA 18603

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:

TENANT(S)/OCCUPANT(S)
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BERWICK, PA 18603

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SPEAR & HOFFMAN, P.A.



BONNIE DAHL, ESQUIRE
Attorney for Plaintiff

SPEAR & HOFFMAN, P.A
BY: BONNIE DAHL, ESQUIRE
ATTORNEY I.D. NO. 79294
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
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WASHINGTON MUTUAL BANK, FA,
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BANK UNITED
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BLOOMSBURG, PA 17815

COLUMBIA COUNTY TAX CLAIM BUREAU
P.O. BOX 380
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE - LIEN
BUREAU OF COMPLIANCE
DEPT. 280946
HARRISBURG, PA 17128-0946
ATTENTION: SUE BLOUGH

COMMONWEALTH OF PENNSYLVANIA
INHERITANCE TAX DIVISION
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HARRISBURG, PA 17128-0601

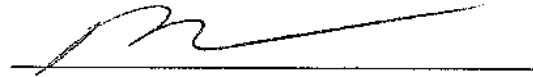
BOROUGH OF BERWICK
344 NORTH MARKET STREET
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SPEAR & HOFFMAN, P.A.

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BONNIE DAHL, ESQUIRE
Attorney for Plaintiff

SPEAR & HOFFMAN, P.A
BY: BONNIE DAHL, ESQUIRE
ATTORNEY I.D. NO. 79294
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
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ATTORNEY FOR PLAINTIFF

COPY

WASHINGTON MUTUAL BANK, FA,
SUCCESSOR BY MERGER TO BANK
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PLAINTIFF,

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EDWARD P. CZOCK AND VIOLA M.
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COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2002-CV-1079

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BOROUGH OF BERWICK
344 NORTH MARKET STREET
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BERWICK, PA 18603

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

SPEAR & HOFFMAN, P.A.



BONNIE DAHL, ESQUIRE
Attorney for Plaintiff

SPEAR & HOFFMAN, P.A.
BY: BONNIE DAHL, ESQ
ATTORNEY I.D. NO. 79294
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK, FA,
SUCCESSOR BY MERGER TO BANK
UNITED

PLAINTIFF,

vs.

EDWARD P. CZOCK AND VIOLA M.
CZOCK A/K/A VIOLA MAE MARTIN
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

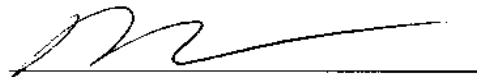
DOCKET NO. 2002-CV-1079

CERTIFICATION

BONNIE DAHL, ESQUIRE, hereby verifies that she is the attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ an FHA mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa.C.S. section 4904 relating to unsworn falsification to authorities.



BONNIE DAHL, ESQUIRE
Attorney for Plaintiff

SPEAR & HOFFMAN, P.A.
BY: BONNIE DAHL, ESQ
ATTORNEY I.D. NO. 79294
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK, FA,
SUCCESSOR BY MERGER TO BANK
UNITED

PLAINTIFF,

vs.

EDWARD P. CZOCK AND VIOLA M.
CZOCK A/K/A VIOLA MAE MARTIN
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2002-CV-1079

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: EDWARD P. CZOCK
255 CHURCH STREET
KINGSTON, PA 18704

Your house (real estate) at:

823 WEST FRONT STREET
BERWICK, PA 18603

is scheduled to be sold at Sheriff's Sale on _____ at:

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

at _____ a.m./p.m. to enforce the court judgment of \$117,584.76 obtained by
WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY MERGER TO BANK UNITED 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 cancelled if you pay to WASHINGTON MUTUAL BANK, FA,
SUCCESSOR BY MERGER TO BANK UNITED the amount of the judgment plus costs or the back
payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay,
you may call: (856) 755-1560.

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 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 more chance

you will have of stopping the sale. (See notice on page two on 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 price bid by calling (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 (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 no later than _____. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
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 LEGAL HELP.

COURT ADMINISTRATOR
COLUMBIA COUNTY COURTHOUSE
BLOOMSBURG, PA 17815
(717) 389-5667

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED
THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT
PURPOSE.**

SPEAR & HOFFMAN, P.A.
BY: BONNIE DAHL, ESQ RE
ATTORNEY I.D. NO. 79294
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK, FA,
SUCCESSOR BY MERGER TO BANK
UNITED

PLAINTIFF,

vs.

EDWARD P. CZOCK AND VIOLA M.
CZOCK A/K/A VIOLA MAE MARTIN
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2002-CV-1079

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this property is:

- ☐ FHA - Tenant Occupied or Vacant
- ☐ Commercial
- ☐ As a result of a Complaint in Assumpsit

☒ That the Plaintiff has complied in all respects with Section 403 of the Mortgage assistance Act including but not limited to:

- (a) Service of notice on Defendant(s)
- (b) Expiration of 30 days since the service of notice
- (c) Defendant(s) failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendant(s) failure to file application with Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statement given herein.



BONNIE DAHL, ESQUIRE
Attorney for Plaintiff

WASHINGTON MUTUAL BANK, FA,
SUCCESSOR BY MERGER TO BANK UNITED

vs.

COURT OF COMMON PLEAS

:

: NO. 2002-CV-1079

EDWARD P. CZOCK AND
VIOLA M. CZOCK A/K/A VIOLA MAE MARTIN

:

:

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 defendant(s) own the property being exposed to sale as:

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

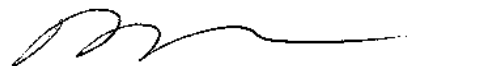
III. The defendant(s) is (are):

- ☒ 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:

Name: BONNIE DAHL, ESQUIRE
Attorney I.D. No. 79294

Signature:



Phone No. (856) 755-1560

Address: 1020 N. Kings Highway, Suite 210
Cherry Hill, N.J. 08034

ORDER FOR SERVICE

TO: SHERIFF OF COLUMBIA COUNTY
COURTHOUSE, P.O. BOX 380
BLOOMSBURG, PA 17815

July 22, 2003

FROM: BONNIE DAHL, ESQ.
ATTORNEY ID# 79294
SPEAR AND HOFFMAN, P.A.
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
(856) 755-1570 FAX

DOCKET NO. 2002-CV-1079

WRIT OF EXECUTION

WASHINGTON MUTUAL BANK, FA,
SUCCESSOR BY MERGER TO BANK UNITED
PLAINTIFF

Vs.

EDWARD P. CZOCK
AND VIOLA M. CZOCK A/K/A VIOLA MAE MARTIN
DEFENDANT

SERVE: EDWARD P. CZOCK AND
VIOLA M. CZOCK A/K/A VIOLA MAE MARTIN

SERVE AT: 255 CHURCH STREET
KINGSTON, PA 18704

PROPERTY ADDRESS: 823 WEST FRONT STREET
BERWICK, PA 18603

INSTRUCTIONS FOR SERVICE:

SERVICE ON ALL DEFENDANTS ____

CERTIFIED MAIL ____ ORDINARY MAIL ____ COURT ORDER ____

POST PROPERTY X

DEPUTIZE _____ COUNTY (WITHIN PA. ONLY) DEPOSITS\$ _____

REGISTERED MAIL _____ (OUTSIDE OF THE UNITED STATES ONLY)

PERSON IN CHARGE _____

OTHER _____

SPECIAL INSTRUCTIONS: **PLEASE POST PROPERTY.**

WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Attorney for Plaintiff

10583

SPEAR AND HOFFMAN, P.A.

PENNSYLVANIA IOLTA ACCOUNT
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, NJ 08034
856-755-1560

FIRST UNION NATIONAL BANK

3-50-310

7/22/2003

PAY TO THE

Sheriff of Columbia County

ORDER OF

\$**1,200.00

One Thousand Two Hundred and 00/100*****

DOLLARS

Sheriff of Columbia County

Columbia County Courthouse

PO Box 380

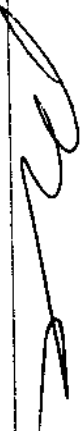
35 West Main St.

Bloomsburg, PA 17815

MEMO

WMC-P-1342/ CZOCK/ SALE DEP.

⑈00010583⑈ ⑆031000503⑆ 2000003105418⑈



MP

Security Features Included.



Details on back.

080921/03-01