SHERIFF'S SALE COST SHEET

Washington Mutual Bank vs. Edward & Urela Czock NO. 96-03 ED NO. 1079-02 JD DATE/TIME OF SALE 1-14-04 0900
NO. <u>46-03</u> ED NO. <u>/079-02</u> JD DATE/TIME OF SALE /- 14-04 0900
DOCKET/RETURN \$15.00
SERVICE PER DEF. \$ 255200
LEVY (PER PARCEL \$15.00
MAILING COSTS \$ 47.50
ADVERTISING SALE BILLS & COPIES \$17.50
ADVERTISING SALE (NEWSPAPER) \$15.00
MILEAGE S_16,00
POSTING HANDBILL \$15.00
CRYING/ADJOURN SALE \$10.00
SHERIFF'S DEED \$35.00
TRANSFER TAX FORM \$25.00
DISTRIBUTION FORM \$25.00
COPIES \$ 8,50
NOTARY \$ 12.00
NOTARY \$\frac{12.00}{10.50}\$
WEB POSTING /593 \$150.00
PRESS ENTERPRISE INC. 44 \$ 674,68
SOLICITOR'S SERVICES \$75.00
WEB POSTING PRESS ENTERPRISE INC. SOLICITOR'S SERVICES TOTAL ************************************
PROTHONOTARY (NOTARY) \$10.00 RECORDER OF DEEDS \$4/,50 TOTAL ************************************
RECORDER OF DEEDS \$41,50
TOTAL ********** \$
REAL ESTATE TAXES:
BORO, TWP & COUNTY 20 \$
SCHOOL DIST. 20 \$ DELINQUENT 20 \$ \$ \$ \$

TOTAL ********** \$5,00
MUNICIPAL FEES DUE:
SEWER 20 \$ \$ \$ \$ \$ \$
TOTAL ************************************
101AL
SURCHARGE FEE (DSTE) \$ 180.00
MISC. <u>Ly2</u> - <u>Co</u> \$ <u>43.00</u>
8
TOTAL ************************************
TOTAL COSTS (OPENING BID) \$ <u>∂337,88</u>

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Washington Mutual Vs	Edward & Vio	19 Czock
NO. 96-03 ED	NO. 1079-02	JD
DATE/TIME OF SALE: 1-14-04	0900	
BID PRICE (INCLUDES COST)	\$ 733288	
POUNDAGE – 2% OF BID	\$ 46,76	
TRANSFER TAX – 2% OF FAIR MKT	\$	
LIEN CERTIFICATE	\$	
MISC. COSTS	\$	
TOTAL AMOUNT NEEDED TO PURCH	ASE	s 2384,64
PURCHASER(S):ADDRESS:		
NAMES(S) ON DEED:		
PURCHASER(S) SIGNATURE(S):	rehart PL12	Goran 3
TOTAL DUE:		\$ 2384,64
LESS DEPOSIT:		\$ 1200,00
DOWN PAYMENT	:	\$
TOTAL DUE IN 8 I	DAYS	s 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.

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

TO RECORD THE DEED.



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

REALTY TRANSFER TAX STATEMENT OF VALUE

	RECORDER'S USE ONLY
State Tax Paid	
Book Number	
Page Number	
Date Recorded	

See Reverse for Instructions 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). CORRESPONDENT - All inquiries may be directed to the following person: Name Telephone Number: Kevin P. Diskin, ESQUIRE Street Address Area Code (856 City State ip Code 1020 Kings Highway, Suite 210 Cherry Hill. NJ 08034 Date of Acceptance of Document TRANSFER DATA Grantor(s)/Lessor(s) Grantee(s)/Lessee(s) State 1810 C PROPERTY LOCATION Street Address City, Township, Borough County School District ax Parcel Number (4)3 VALUATION DATA D 1. Actual Cash Consideration 2. Other Consideration 3. Total Consideration 4. County Assessed Value 5. Common Level Ratio Factor 2,911-60 S € × Ε **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 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.

| Singular of Common last on Pernacelles Back.

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



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

RE	CORDER'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 tay exemption is defined. A Second of Value in the deed, (2) when the deed

CORRESPONDENT -	All inquiri	es may be directed	to the following person:
			Telephone Number:
Kevin P. Diskin, ESQUIRE	·	City	Area Code (856) 755-1560 State Zip Code
020 Kings Highway, Suite	210 Che	erry Hill, NJ	08034
TRANSFER DATA		Date of Acce	ptance of Document
antar(s)/Lessor(s)		Grantee(s)/Le	51 00 (t)
Colembia Comote	1 Sac	The Marie	Love of Tax of Constitution
(and a second s	f	Street Addres	i i ilitara i ita
try State	Colmition	Zip Code City	State Zip Code
Danson Pr	<u>, j</u>	1815 Non	anda Ca Gradina
PROPERTY LOCATIO	N		
reet Address		City, Townshi	o, Borough
Dunty	とも。 School <u>Dis</u> t		- IC V
Concembra		ind .	Tax Parcel Number
		Deilerce	<u> </u>
Actual Cash Consideration	2. Other C	onsideration	3. Total Consideration
# 254 Le4	+ (:		12 - 12 - 12 - 1 - 1 - 1 - 1 - 1 - 1 - 1
County Assessed Value		n Level Ratio Factor	6. Fair Market Value
<u> </u>	<u>× 2</u>	80	= 1444 500 NO
EXEMPTION DATA			,
Amount of Exemption Claimed	1b. Percent	tage of Interest Conveyed	
100%		100%	
Check Appropriate Box Below for Ex	emption Claim	ied	
Will or intestate succession			
Transfer to Industrial Development	Agency.	(Name of Decedent)	(Estate File Number)
_	•		6
Transfer to a trust. (Attach complet			·
Transfer between principal and ag	ent. (Attach com	aplete copy of agency/strav	party agreement.)
Transfers to the Commonwealth, th	• United States	and instrumentalities by gif	t, dedication, condemnation or in lieu of condemnation.
(If condemnation or in lieu of conde		.,	
Transfer from mortgagar to a hold	er of a mortgag	je in default. Mortgage Boo	ok Number <u>()</u> , Page Number <u>304</u>
Corrective or confirmatory deed. (/	Attach complete	copy of the prior deed bei	ng corrected or confirmed.)
Statutory corporate consolidation,			
	-	• • •	•1
Other (Please explain exemption of	aimed, if other t	than listed above.) .	
	· · · · · · · · · · · · · · · · · · ·		
der penalties of law, I declare that I have	ve examined thi	is Statement, including acc	ompanying information, and to the best of my knowled
d belief, it is true, correct and comple	ite.		
pentura of Correspondent of Recreyable D.	- Marc		ļ^
	/ T \ i .	(A) 10 (1)	· · · · · · · · · · · · · · · · · · ·



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

COPY REALTY TRANSFER TAX STATEMENT OF VALUE

	RECORDER'S USE ONLY	
State	Tax Paid	
Book 1	Number	·
Page I	Number	
Date i	Recorded	

See Reverse for Instructions

Complete each section and file in duplicate with Re	corder of Deeds when (1) the full value/considera	tion is not set forth in the deed, (2) when the deed
is without consideration, or by gift, or (3) a tax e	comption 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 uti	lity easement. If more space is needed, attach ac	ditional sheet(s).
A CORRESPONDENT - All	inquiries may be directed to the	following person:
		- 1

Name	CORRESPONDENT - All	midomes may be	a dilected to the	Telephone Number:
Kev Street Ad	in P. Diskin, ESQUIRE	City		Area Code (856) 755-1560 State Zip Code
	Kings Highway, Suite 210	Cherry Hill,	NJ	08034
В	TRANSFER DATA		Date of Acceptance of D	ocument
Grantor(s)/Lessor(s)		Grantee(s)/Lessee(s)	_
_ (⁾ :	disorbic locally	ALLETT	1 Berry Cato	a Midwy Bear FA Zucze
	V = 1		Street Address	marker to BANK UN
City	Jumpin Count	Zip Code	GIV 7420 P 15	State Zip Code
`?'.	31018 	1751S	No America	GA GIPAUNAY
–	DRODERTY LOCATION	1 1515	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	(747) 11.8251.23
C Street At	PROPERTY LOCATION		City, Township, Borough	
X -	er kan bereit an er			Ϋ́
County	though teach of	School District	V CONTRACTOR	Tax Parcel Number
A	Commence of the Commence of th	Vocate of	Υ.	C40 - 62 C43
	<u> </u>	1 2 × 4 2 × 5	<u> </u>	Contract Con
D	VALUATION DATA Cash Consideration	2. Other Consideration		3. Total Consideration
،. بران (۱)		+		= 10 354 West
4, Count	y Assessed Value	5. Common Level Ratio Fa	ctor	6. Fair Market Value
St.	102911.00	x 2 30		= # 44.050 DU
E	EXEMPTION DATA			
	unt of Exemption Claimed	1b. Percentage of Interest	Conveyed	
	100%	100%		
	(If condemnation or in lieu of condemna	(Name of Dec ncy. By of trust agreement ide Attach complete copy of ted States and instrume tion, attach copy of reso a mortgage in default.	entifying all beneficiaries f agency/straw party ag ntalities by gift, dedicati plution.) Mortgage Boak Number prior deed being correct	on, condemnation or in lieu of condemnation.
	Other (Please explain exemption claime	d, if other than listed ab	ove.)	
and be	penalties of law, I declare that I have ex lief, It is true, correct and complete.	camined this Statement	Including accompanyi	ng information, and to the best of my knowledge

Signature of Correspondent of Perforch L. S. 12-1UM

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

TO RECORD THE DEED.

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).

		Je Girecied is	the following person:
lome			Area Code (856) 755-1560
Kevin P. Diskin, ESQUIRE	City	······································	State Zip Code
1020 Kings Highway, Suite	210 Cherry Hill,	NJ	08034
B TRANSFER DATA	,, •	Date of Acceptor	nce of Document
rantor(s)/Lessor(s)		Grantee(s)/Lessee(5)
Calcabit Carate		1 Prosper	An Mitua Bak Fit Successed
traet Address		Street Address	加快市的
WHELD DICTORESTOS	(acathoris)	9420 8	
lity State	Zip Code	City	
Marison PP	11310	Mostly	101/ CA 34-34.1
C PROPERTY LOCATIO	N		V
treet Address	i .	City, Township, Bo	
County Transport Transport	School District	12000	Tax Parcel Number
	A.		040 - 02 - 445
Mark March 10 CC	13676	· Charles Jan	College Transfer Tran
D VALUATION DATA	12. Other Consideration		3. Total Consideration
Actual Cash Consideration	2. Other Consideration		1 254 CH
I. County Assessed Value	5. Common Level Ratio	Factor	6. Fair Market Value
\$ 15,511.00	x 2 30		. = MAR. 500 MG.
	^ (<u>_</u> V _		
E EXEMPTION DATA a. Amount of Exemption Claimed	1b. Percentage of Intere	st Conveyed	
100%	100%	•	
			
2. Check Appropriate Box Below for E	cemption Claimed		
☐ Will or intestate succession			(Estate File Number)
	(Name of D	e cedent]	(cade us langual)
The transfer of the state of th			
Transfer to Industrial Development			
☐ Transfer to Industrial Development ☐ Transfer to a trust. (Attach comple		dentifying all bene	ficiaries.)
Transfer to a trust. (Attach comple	ite copy of trust agreement is		
☐ Transfer to a trust. (Attach comple	ite copy of trust agreement is sent. (Attach complete copy	of agency/straw p	arty agreement.)
☐ Transfer to a trust. (Attach comple☐ ☐ Transfer between principal and as	ite copy of trust agreement in gent. (Attach complete copy he United States and Instrum	of agency/straw p	
Transfer to a trust. (Attach comple Transfer between principal and as Transfers to the Commonwealth, if	ite copy of trust agreement in gent. (Attach complete copy the United States and Instrum demnation, attach copy of re	of agency/straw p nentalities by gift, (solution.)	arty agreement.) dedication, condemnation or in lieu of condemnation.
Transfer to a trust. (Attach comple Transfer between principal and as Transfers to the Commonwealth, if	ite copy of trust agreement in gent. (Attach complete copy the United States and Instrum demnation, attach copy of re	of agency/straw p nentalities by gift, (solution.)	arty agreement.) dedication, condemnation or in lieu of condemnation.
Transfer to a trust. (Attach comple Transfer between principal and as Transfers to the Commonwealth, if	ite copy of trust agreement in gent. (Attach complete copy the United States and Instrum demnation, attach copy of re der of a mortgage in default	of agency/straw p nentalities by gift, o solution.)	arty agreement.) dedication, condemnation or in lieu of condemnation. Number
Transfer to a trust. (Attach completing to the Commonwealth, if the Condemnation or in lieu of condemn	te copy of trust agreement in gent. (Attach complete copy the United States and Instrum demnation, attach copy of re der of a mortgage in default (Attach complete copy of the	of agency/straw p nentalities by gift, a solution.) Mortgage Book prior deed being	arty agreement.) dedication, condemnation or in lieu of condemnation. Number
Transfer to a trust. (Attach completion of the Commonwealth, if the Condemnation or in lieu of condemnation or in lieu of condemnation or confirmatory deed. Statutory corporate consolidation,	te copy of trust agreement in gent. (Attach complete copy the United States and instrum demnation, attach copy of re der of a mortgage in default (Attach complete copy of the merger or division. (Attach	of agency/straw p nentalities by gift, o solution.) Mortgage Book prior deed being copy of articles.)	arty agreement.) dedication, condemnation or in lieu of condemnation. Number
Transfer to a trust. (Attach completion of the Commonwealth, if the Condemnation or in lieu of condemn	te copy of trust agreement in gent. (Attach complete copy the United States and instrum demnation, attach copy of re der of a mortgage in default (Attach complete copy of the merger or division. (Attach	of agency/straw p nentalities by gift, o solution.) Mortgage Book prior deed being copy of articles.)	arty agreement.) dedication, condemnation or in lieu of condemnation. Number
Transfer to a trust. (Attach completion of the Commonwealth, if the Condemnation or in lieu of condemnation or in lieu of condemnation or confirmatory deed. Statutory corporate consolidation,	te copy of trust agreement in gent. (Attach complete copy the United States and instrum demnation, attach copy of re der of a mortgage in default (Attach complete copy of the merger or division. (Attach	of agency/straw p nentalities by gift, o solution.) Mortgage Book prior deed being copy of articles.)	arty agreement.) dedication, condemnation or in lieu of condemnation. Number
Transfer to a trust. (Attach completion of the Commonwealth, if the Condemnation or in lieu of condemnation or in lieu of condemnation or confirmatory deed. Statutory corporate consolidation,	te copy of trust agreement in gent. (Attach complete copy the United States and instrum demnation, attach copy of re der of a mortgage in default (Attach complete copy of the merger or division. (Attach	of agency/straw p nentalities by gift, o solution.) Mortgage Book prior deed being copy of articles.)	arty agreement.) dedication, condemnation or in lieu of condemnation. Number
Transfer to a trust. (Attach completed on the Commonwealth, it (If condemnation or in lieu of condemna	te copy of trust agreement in yent. (Attach complete copy the United States and Instrum Iemnation, attach copy of re der of a mortgage in default (Attach complete copy of the merger or division. (Attach claimed, if other than listed of	of agency/straw p nentalities by gift, of solution.) Mortgage Book prior deed being copy of articles.) above.)	arty agreement.) dedication, condemnation or in lieu of condemnation. Number
Transfer to a trust. (Attach completed in transfer between principal and as in transfers to the Commonwealth, if the condemnation or in lieu of condemnation	te copy of trust agreement in sent. (Attach complete copy the United States and Instrum demnation, attach copy of re- der of a mortgage in default (Attach complete copy of the merger or division. (Attach claimed, if other than listed of	of agency/straw p nentalities by gift, of solution.) Mortgage Book prior deed being copy of articles.) above.)	arty agreement.) dedication, condemnation or in lieu of condemnation. Number
Transfer to a trust. (Attach completed in transfer between principal and as in transfers to the Commonwealth, if the condemnation or in lieu of corrective or confirmatory deed. Other (Please explain exemption or in lieu of condemnation or in lieu of condemnatio	te copy of trust agreement in sent. (Attach complete copy the United States and Instrumiemnation, attach copy of reder of a mortgage in default (Attach complete copy of the merger or division. (Attach claimed, if other than listed and claimed, if other than listed and complete copy of the claimed.	of agency/straw p nentalities by gift, of solution.) Mortgage Book prior deed being copy of articles.) above.)	arty agreement.) dedication, condemnation or in lieu of condemnation. Number
Transfer to a trust. (Attach completed in transfer between principal and as in transfers to the Commonwealth, if the condemnation or in lieu of condemnation	te copy of trust agreement in sent. (Attach complete copy the United States and Instrumiemnation, attach copy of reder of a mortgage in default (Attach complete copy of the merger or division. (Attach claimed, if other than listed and claimed, if other than listed and complete copy of the claimed.	of agency/straw p nentalities by gift, of solution.) Mortgage Book prior deed being copy of articles.) above.)	arty agreement.) dedication, condemnation or in lieu of condemnation. Number

11275

Dutails on back

PAY TO THE ORDER OF.... MEMO WMC-P-1342/CZOCK STL SALE W/ SHERIFF Bloomsburg, PA 17815 35 West Main St. PO Box 380 Columbia County Courthouse Sheriff of Columbia County SPEAR AND HOFFMAN, P.A. Sheriff of Columbia County PENNSYLVANIA IOLTA ACCOUNT 1020 N. KINGS HIGHWAY, SUITE 210 CHERRY HILL, NJ 08034 856-755-1560 ##811501£doooss#6050001EO; #52211000# WACHOVIA BANK, N.A. CHEMRY HILL, NJ 3-50-310 **1,184.64 3/5/2004 DOLLARS ì \Box

Security Features Included.

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 mater.

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, ESQUIRF
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, BONNTE 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: Mornie Palel

BONNIE DAHL, ESQUIRE



Name and Address 15 (,me of Sender Listed by Sender ä 12 <u>-</u> 70 4 N ω Fotal Number of Pieces Ø æ ~ σ 72 MBC-P-766 LIENHOLDERS Cherry Hill, NJ 08034 1020 N. Kings Highway, Suite 210 BUFFALO, NY 14203 401 N. 2ND ST. POTTSVILLE, PA 17901 PO BOX 1192 POTTSVILLE, PA 17901-7192 38 SOUTH MAIN STREET, SHENANDOAH, P 17976 BENEFICIAL CONSUMER DISCOUNT CO D/B/A STREET SHENANDOAH, PA 17976 BENEFICIAL MORTGAGE CORP, PA CORP 38 SOUTH MAI BENEFICIAL CONSUMER DISCOUNT CO.D/B/A M & T MORTGAGE CORPORATION 1 FOUNTAIN PLAZA SCHUYLKILL COUNTY ADULT PROBATION PAROLE DIVISION DEPT. 280601 HARRISBURG, PA 17128-0601 ATTENTION: SLIE BLOLIGH DEPT. 280946 HARRISBURG, PA 17128-0946 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF SCHUYLKILL COUNTY DOMESTIC RELATIONS BENEFICIAL MORTGAGE CORP. A PA CORP ONE SOUTH CENTRE STREET POTTSVILLE, PA 1790 PENNSYLVANIA NATIONAL BANK AND TRUAST CO Received at Post Office DEPARTMENT 300 N. THIRD STREET POTTSVILLE, PA SCHUYLKILL COUNTY TAX CLAIM BUREAU COMMONWEALTH OF PENNSYLVANIA INHERITANCE TAX REVENUE - LIEN BUREAU OF COMPLIANCE 401 N. 2ND ST. POTTSVILLE, PA 1790: 17901-2528 SCHUYLKILL COUNTY ENVIRONMENTAL COORDINATOR fota: Number of Pieces Name of Addressee, Street, and Post Office Address Postmaster, Per (Name of Receiving Employee) Indicate type of mail
Categos/ered Daceipt
Only or Merchand.se
OCO Int Recorded De
Centillad Process Mail ☐ Infl Recorded Del. ☐ Exoress Mail Postage Fee The full deparation of value is required on all domestic and international registered intal. 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 merchanidse insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See *Domestic Mail Manual* R900, \$913, and \$921 for limitations of poverage on insured and COD postal insurance. only to Standard Mail (A) and Standard Mail (B) parceis mail. See *International Mail Manual* for limitations of coverage on international mail. Special handling charges apply ☐ With Postal Insurance
☐ Without Postal Insurance Registered Mail: Handing Act. Value (If Regis.) N Value nsurad ŋМ Affix slamp here it issued as certificate of mailing or for additional copies of this filt.

Postmark and Date of Receipt Due Sender if cop Ş.D UREDRIGHT ALE 222 فيحقرية \overline{z}

Spear and Hoffman

Check appropriate block for

不使而於各學的學學學學所

PS Form 3877, February 1994

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

of Sender Name and Listed by Sengar 5 3 \exists 10 $\frac{1}{2}$ œ ~ 6 4 ω N Address 9 ctal Number of Pieces + 문 MBC-P-766 220/2004 CIENHOLDERS Cherry Hill, NJ 08034 COURT HOUSE 401 N. 2ND ST. POTTSVILLE, PA 17901 SCHUYLKILL COUNTY SOLICITOR SCHUYLKILL COUNTY STREET SHEMANDOAH, PA 17976 Received at Post Office TENANT(S)/OCCUPANT(S) 517 WEST MOUNT VERNON Total Number of Pieces Name of Addressee, Street, and Post Office Address Postmaster, Per (Name of Receiving Employee) Indicate type of mail
Registered Beturn Receipt
Insured for Merchandise
COD Into Recorded BE
Centilised Express Mail ☐ infi Recorded Del. ☐ Express Mail Postage 043 The full declaration of value is required on alt domestic and international registered mail. The maximum indomnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to 4 limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail neichandise insurance is \$500. The maximum indemnity payable is \$50.00 for registered mail, sent with cottonal postal insurance. See Domestic Mail Manual R800, \$913, and \$21 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handing charges apply only to Standard Mail Manual Standard Mail (E) parcels. With Postal Insurance
Without Postal Insurance ∺anding Registered Mail: Charge Act Value (If Regis.) Insured Value Affix siamp here if issued as certificate of implifing or for additional copies of this bill.

Postmark and Date of Receipts is a second of the control of t Due Sender $\Sigma_{ij}^{(1)}$ 110 5 B Fee Coule HE PRITAGE Section and the section of the secti

Spear and Hoffman

1020 N. Kings Highway, Suite 210

Check appropriate block for

PS Form 3877, February 1994

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

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

200) NAS - L A IN 35

ORDER

AND NOW, this 31.1 day of Masch, 200, 3 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 Seatt al Maria



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:

Thorono Inyola

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, r.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

180 MM -4 A 18 3

ORDER

AND NOW, this 21.2 day of Whatel, 200.3 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:

s

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 Seatt al Maria

STREET A 18704 A 18704 A 18704 A 18704 CK KAE AMRTIN STREET A 18704 CK AF MARTIN STREET A 18704 CK AF MARTIN STREET A 18704 A	102	1020 N. Kings Highway, Suite 210	Indicate type of med	ntai		Check ap	Check appropriate block for	54 [24	Affix stamp here it issued as	ere il issu		:	
WMACP-1342 EDWARD P. C.ZOCK CZOCK CMASTON-PA 18704 VIOLA M. CZOCK CANCA VOCLA MAE AMERINA CZG CHURCH STREET CHASTON-PA 18704 VIOLA M. CZOCK CANCA VOCLA MAE MARTIN CZG CHURCH STREET CHASTON-PA 18704 VIOLA M. CZOCK CANCA VOCLA MAE MARTIN CZG CHURCH STREET KINGSTON-PA 18704 KINGSTON-PA 18704 KINGSTON-PA 18704 KINGSTON-PA 18704 KINGSTON-PA 18706 KINGSTON		Cherry Hill, NJ 08034	Registered Insured Cotfied	Feeturn Ry for Merch	eccipt andse rded Del. Mail	Registerte With Pos	i Mail: talinsurados Postalinsurad	8	certificate of additional cop	mailing or ples of this nd Onte	for s bill. of Receip	· * * * * * * * * * * * * * * * * * * *	
REG. MAIL. KINGSTON: PA 18704 EDWARD P. CZOCK EDWARD P. CZOCK EDWARD P. CZOCK KINGSTON, PA 18704 VIOLA M. CZOCK AKCA VIOLA MAE CARRTIN ZES CHURCH STREET KINGSTON, PA 18704 VIOLA M. CZOCK AKCA VIOLA MAE MARTIN ZES CHURCH STREET KINGSTON, PA 18704 VIOLA M. CZOCK AKCA VIOLA MAE MARTIN ZES CHURCH STREET KINGSTON, PA 18704 KINGSTON, PA 18704 FINGSTON, PA 18704 ARINGSTON, PA 18704 FINGSTON, PA 18704 FINGSTON	Line		dress	Postage	F8.6	Handing	Act, Value (If Regis.)	Velue	0ue Sender If COΩ			5. H Fab	Rest Def Fee Remarks
REES MAIL KINGSTON, PA 18704 EDWARD R. CZOCK 255 CHRUCH STREET KINGSTON, PA 18704 VIOLA M. CZOCK AVXA VIOLA MAE AWRTIN 255 CHURCH STREET KINGSTON, PA 18704 VIOLA M. CZOCK AVXA VIOLA MAE MARTIN 255 CHURCH STREET KINGSTON, PA 18704 KINGSTON, PA 18704 FINASTON, PA 18704	1 CZOCK	EDWARD P. CZOCK 255 CHURCH STREET											
EUWARL B. COOK KINGSTON, PA 18704 VIOLA M. CZOCK AVICA YOLLA MEZOCK KINGSTON, PA 18704 VIOLA M. CZOCK AVICA MEZOCK AVICA METOCK AVICA MEZOCK AVICA	+	AIL KINGSTON, PA 18704											
WICLAM. CZOCK ANCAYOLA MAE AMRTIN Z55 CHURCH STREET KINGSTON, PA 18704	3 504	EDWARD P. CZOCK 256 CHRUCH STREET KINGSTON, PA 18704										52-	
KINGSTON, PATBTON VIOLA M. CZOCK AK'A VIOLA MAE MARTIN Z55 CHURCH STREET KINGSTON, PATBTON KINGSTON, PATBTON AK'A VIOLA MAE MARTIN Z55 CHURCH STREET KINGSTON, PATBTON KINGSTON, PATBTON KINGSTON, PATBTON KINGSTON PROPER KINGSTON PROP	Kego.	VIOLA M. CZOCK											
VIOLA M. CZOCK AKVA VIOLA MAE MARTIN 255 CHURCH STREET KINUSTUM, PA 18704 KINUSTUM, PA 18704 Tatal Number of Pieces Tects at Part Office													
ANVIA VIOLA MAE MARTIN 255 CHURCH STREET KINGSTUM, PA 18704 KINGSTUM, PA 18704 Figure 18704 Figu	 -	VIOLA M. CZOCK											
KINGSTON, PA 18704 Pastmasia, Por (Name of Received at Plats Office	2	AK/A VIOLA MAE MARTIN 255 CHURCH STREET				j							,
Pucos Total Number of Pieces Total Number of Pieces Thece sed at Pust Office Postmasier, Por (Name of Receiving Employee)	æ	KINGSTON, PA 18704						!					į,
Paces Total Number of Pietes Postmasier, Por (Name of Racelving Employee)	ō												
Pacces Total Number of Pieces Postmaster, Per (Name of Receiving Employee)	10				ļ								
Paces Total Number of Pieces Pastmaster, Per (Name of Hacelving Employee)	1.1											 -	
Pucces Total Number of Pieces Postmasier, Por (Name of Received et Pust Office	12												
Pubbas Total Number of Piecus Postmasiar, Por (Namy of Receiving Employee)	13										-		
Pastmaster, Por (Namy of Received at Post Office	14		 	Ì									•
Peaces Total Number of Pieces Postmaser, Per (Name of Received Employees) Received at Post Office	13		/										
	Total Number of Prices	Postmisler, Per Many	f Receiving Emplo	yea)	The payor pa	off destartion the for the reco to per piece worked indus- tinsurance. S See (international)	od value is re contraction of re- surject to a liv che is \$500. en Comestic la	duited on all confederable of \$500,000 (http://doi.org/10.000/10.000) (http://doi.org/10.000/10.000) (http://doi.org/10.000/10.000) (http://doi.org/10.000/10.000) (http://doi.org/10.000/10.000) (http://doi.org/10.000/10.000) (http://doi.org/10.000) (http://doi.org/10.00	formestic AND in bocarrents tendo toper occurrence indomnity payat O., S913, and S is of coverage o	r Expression Expression International Section International Section International Inte	registered Mail doxun dimum inde doo for re door in red miterious of nonai mail.	5 mail The ment room ethney per gislered n f coverage Special h	e maylaum indemnity retriction invidence of yable or Express Mail neil, sont with colorial a cut infalled and COD anding changes epply



2ACPHI 83-P-4081

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.	A. Signature 🔲 Agent 🗡 X
so that we can return the card to you. Attach this card to the back of the mailpiece.	B. Received by (Printed Name) (C. Date of Defivery
or on the front if space permits. 1. Article Addressed to:	1). Is delivery address different from Nem 1? II Yes it YES, exter delivery address baldw: II No
Ectuard P. Czck	
25% Churchet.	
Certified Mall S 104 S. Service Type S 104 S. Service Type S. 104 S. Service Type S. 104 S. Service Type S. 104 S. Service S. Servic	Service Type Zentifed Wall Express Navi Repsened ErRetum Recept for Marchandisc It insured Mail C.C.O.D.
	[Ši]
2. Aincie Number 71002 (Transfer from service label)	7002 3150 0000 6622 5081
PS Form 3811, August 2001 Domestic R	Domassic Return Receipt 2ACPRI-627-4081

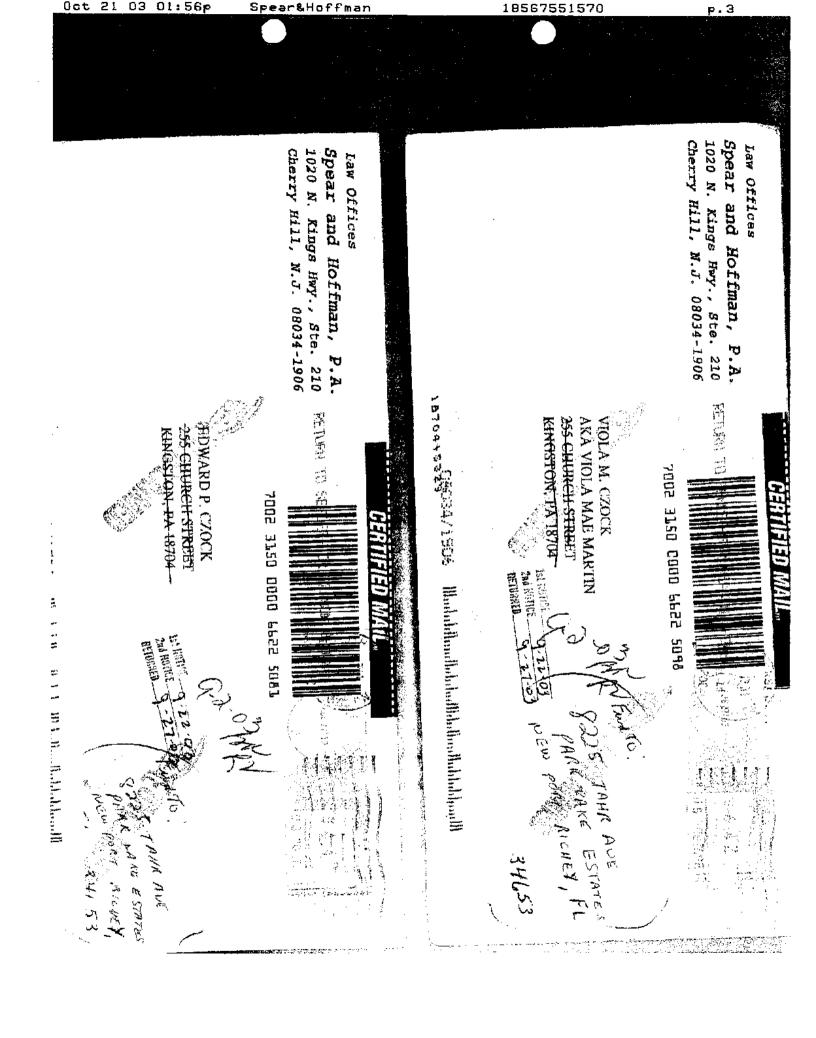
DMC-P-1342

PLACE STICKER AT 100 OF ENVELOPE TO THE RE

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON OFFICERY
= Committee from 1. 2 and 3. Also complete	A. Signature
item 4 if Bestricted Delivery is desired.	mager D
 Print vour name and address on the reverse 	V V
so that we can return the card to you.	B. Received by (Printed Name) C. Date of Delivery
or on the front if space permits.	Anthon address different from them 17 17 15 163
	D. 15 demyety address particular and a second secon
1. Atticle Addressed to:	if YES, enter delivery address below: 1-1 Mu
Viola M. CLOST after	
くさっというこう	,
DEEC NOR ! S.	3. Service Type
· 1255	Leaf Centited Mail
Wartha On W	C 11 Registered - C Return Receipt for Merchandese
下いると データングー	C) insured Mail El C.O.O.
·	4. Rostifeted Delivery7 (Extra Fig.) [3 Yes
	And the state of t

2. Article Number
(Transfer from sarvice Jab 7002 3150 1000 6622 5098
PS Form 3811, August 2001 Comestic Helum Riccelot

3000 2481-0-DMC



SHERIFF'S SALE COST SHEET

Washinsten Mutual V. NO. 96-03 ED NO. 1679-02.	S. <i>Folword</i> JD DATE/TIN	2 (10/9 Czock ME OF SALE 10-22-03	<u>0</u> 900
DOCKET/RETURN	#1.5.0A		
SERVICE PER DEF.	\$15.00	3	
LEVY (PER PARCEL	\$ 775,00	, -	
MAILING COSTS	\$15.00		
ADVERTISING SALE BILLS & COPIES	\$ 47,50		
	\$17.50		
ADVERTISING SALE (NEWSPAPER) MILEAGE	\$15.00		
POSTING HANDBILL	\$ 16,00		
CRYING/ADJOURN SALE	\$15.00		
SHERIFF'S DEED	\$10.00		
TRANSFER TAX FORM	\$35.00		
DISTRIBUTION FORM	\$25.00		
COPIES	\$25.00		
	\$ 8,50		
NOTARY TOTAL *******	\$ / d . OO	0 511.50	
TOTAL	and an an an an an at at at at at at at at at	211120	
WEB POSTING	\$150.00		
PRESS ENTERPRISE INC.			
	\$ <u>674,68</u>		
SOLICITOR'S SERVICES TOTAL ********	0.U.C\¢	· 89968	
IOIAL		\$ 0 1 1/3 0	
PROTHONOTARY (NOTARY)	\$10.00		
RECORDER OF DEEDS	\$ 47.50		
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL ************************************	******	• 51.50	
TOTAL		3// 3-	
REAL ESTATE TAXES:			
BORO, TWP & COUNTY 20	\$ 120		
SCHOOL DIST. 20	\$ 67/.84		
DELINOUENT 20	\$ 5,00		
TOTAL *******	*****	\$ 676,84	
MUNICIPAL FEES DUE:			
SEWER 20	\$ 647,20	3	
WATER 20	\$		
SEWER 20 WATER 20 TOTAL *********	*****	\$ 647.20	
SURCHARGE FEE (DSTE)		\$ 180.00	
MISC. Lyz. Co,	\$ 43,00	· 	
	\$		
SURCHARGE FEE (DSTE) MISC. (L4 Z) (Co, TOTAL ************************************	******	\$ <u>43,00</u>	
			· ¬
TOTAL COSTS (OP)	ENING BID)	s <u>3∞9,7</u>	7

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 Michlen, Thersurer	
Sworn and subscribed to before r		
	Donna S. Kishlaich (Notary Public)	
	My commission expires Notarial Seal Donna L. Kishbaugh, Notary Public Scott Twp., Columbia County My Commission Expires Oct. 11, 2005	
	Member, Pennsylvania Association of Notaries	
And now,	, 20, I hereby certify that the advertising an	d
publication charges amounting to \$	for publishing the foregoing notice, and the	
fee for this affidavit have been paid in	n full.	

COLUMBIA COUNTY TAX CLAIM BUREAU LIEN CERTIFICATE

	U
ł	ň
i	Date
1	
	ъ
	August
J	1
١	9
	Ц
	5
	1
	ŀ
	•
	~
	C
	7
Ì	2003

OWNER OR REPUTED OWNER Viola M Czock

DESCRIPTION OF PROPERTY

823 W Front Street .20 acre

PARCEL NUMBER

040,02-043-00,000

Berwick Borough

Township Borough City

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

Excluding: Interim Tax Billings

Requested by:

Harry A Roadarmel, Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00 Per Parcel

2003 School & County/Borough Taxes were paid

HARRY A. ROADARMEL, JR.



PHONE (\$70) 389-5622 IERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: (570) 784-0257

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, SHERIFF COLUMBIA COUNTY, PENNSYLVANIA

Harry a. Roadannel Jo

HARRY A. ROADARMEL, JR.



PHONE (570) 389-3622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA. 17815 FAX: (570) 784-0257

24 HOUR PHONE (\$79) 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, SHERIFF

COLUMBIA COUNTY, PENNSYLVANIA

Hanny a. Roadamed Jo

2 > 8	stic Retu	נחחנ		-	Ĭ	-			estic Re	200				NIA			
COMPLETE THIS SECTION ON DELIVERY A. Signature A. Signature	rn Receipt	ם ז רם	3. Service Type 22 Certified Mail	ag mai high	D. Is delivery address different from item 1? If YES, enter delivery address below:	B. Received by (Printed Name)	A. Supplicing	COMPLETE THIS SECTION ON DELIVERY	estic Return Receipt	10 OSTE	4. Restricted	3. Service Type Certified Mail Registered Insured Mail		NIA SHERIFF SALE	B. Received by (Printed	A. Signature	
SECTION			pe d Mail I I I I I I I I I I I I I I I I I I I		address dif ter delivery	by (Printed		THIS SECT		4 9000	d Delivery?	ype ed Mail tered d Mail		y address d nter deliver	by (Print	m	THIS SEC
ON DEFIN	100.0	רנים וו	☐ Express Mail ☐ Retum Receip ☐ C.O.D.		ferent from address be	Name)		ION UND		ዋ ፒፒይክ	Restricted Delivery? (Extra Fee)	☐ Express Mail ☐ Return Recei		y address diferent, from teen international meter delivery address below:	d Name)		TION ON I
\$2.4 \$2.4	<u> </u>	ם ה ה ה	Mail eceipt for N			C Date		ELIVERY	102	29B		Mail Receipt for		nter delivery address below: 2 No	UG 0 5 200		DELIVERY
2	102595-02-1		Express Mail Return Receipt for Merchandise C.O.D. tra Fee) Tyes		□ □ % %	C. Date of Delivery	Sont K		102595-02-M-1540		□ Yes	☐ Express Mall ☐ Return Receipt for Merchandise ☐ C.O.D.		8 j	2003°	1000 X	•
	Domestic Return	- f				i ipiece,	olele Verse			2000			BUILDING	JP CE	nalipiece	prinplete led.	MC
			2 4 2 1 □ 1 5		7 7	eu -	* }	co	Domestic Return Receipt	3150			ING	- Care var	ğğ An		
			3. Service Type D. Certified Mail: D. Express Registered D. Return F D.Insured Mail: D.O.D. 4. Restricted Delivery? (Extra Fee)		s delivery ad YES, enter	В. Received by	M. Signatura	мрсете ј	Receipt	9000	Restricted	Service Type Certified Mail Régistered Insured Mail		©€/s deliver ≟ Jf YES, e	B. Receive	AFSiginatu X−Ω	COMPLET
**************************************	1164		all D Expres		dress differe delivery add		ያ ያሰዊ	lls secno		117	🕺			s dellvery addræss girfigient ko f.YES, enter gellvery address			E THIS SE
	825O		press Mail turn Receip O.D.		D. Is delivery address different from item. If YES, enter delivery address bolow	Varije)	2003	COMPLETE THIS SECTION [2], DELIVERY		TTEG	Extra Fee)	□ Express Mail □ Return Recel		fferent frojf / addiressip	Name)		COMPLETE THIS SECTION ON DELIVERY
	102595-02-M-	L 168	D Express Mail Requipt for Merchan C CO.D.		<i>17 □ X</i> es		[],Ager	VERY	102595+		₽	☐ Express Mail ☐ Receipt for Merchandise ☐ CO.D					DELIVERY
egyption of the state of the st	e e	T	andise	NG			eme		5-02-M-1540		ĕs.	erchändise	******	Yes Non	60078 9	Á A	
	UO2 3150	J.A. B	S I S W		ATION		X X	CC	Return Receipt	12 E	44	9		B	7-IT-		C
and the state of t	9. DOOL	Restricted Delivery? (Extra Fee)	Service Type Centified Maji GRegistered Insured:Waii		Livery address difference of the control of the con		Signature	COMPLETE THIS SECTION	ceipt	9000	Bestricted Delivery? (Extra Fee)	Service Type Certified Malls Registered		is delivery. InyES, ent			COMPLETE THIS SECTION ON DELIVERY
	TTEH 9	livery? (Ext	all Made		diness diffe			HIS SECTION		<u> </u>	eliwery? (Ex	5		ivery address diffe			THIS SECT
(1) (4) (5) (4) (4) (4) (4)	1 8304	ла Гее)	☐ Express Mall. ☐ Return Receipt for Merchandise				7) C			7 6358 T	Extra Fee)	© Express Mall: □ Return Receipt for Merchandis		mejent from Item			ION C' I DE
			pt for Merc		19 (0) (88	C Date o		NGBV 1	1.02595.0	A Fes]	ipt for Men		MI ZE YAS			LIVERY
1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	02595-02-W-1540	5	handise		Î Ö	Addingseg			102595-92-M-1540	Ö		thandise		ō %	Addressee of Delivery	26 metra	
Judgens			TOOM item it	Madress chiff Tedricery	s delikery i				εo	22.6 ™□	0 z	an mon ineral	E Gellvery	Ojue: Sakij		TOV	Frein
	2003 2004 2004 2004 2004 2004 2004 2004	70 10	O FILE	bəninə) ko YYYY	Grand Control	(16 A)	esse essel	Me rew you: e mailp	dressea Delivery	to atso	1.0		y (Printe	Alawiop s		(BO9)	etie

TDD (570) 825-1860

STATE OF PENNSYLVANIA COUNTY OF LUZERNE: SS.

FAX: (570) 825-1849

Luzerne County Sheriff's Deparment 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

MARY JEAN FARRELL	Deputy Sheriff	of Luzerne County, being duly sworn according to law,
deposes and says that after having mad		ch and inquiry for the within named, EDWARD P. CZOCK
he was unable to find the within named	in the said Cou	inty of Luzerne. Reason: SEE ATTACHED SHEET.
Attempts:		
Sworn to and subscribed before me		So answers,
this <u>13TH</u> day of <u>AUGUST</u>	20 03	Sheriff of Luzerne County
Prothonotary of Luzeme County	•	by Muy Man Tavell Deputy Sherfff of Luzerne County

STATE OF PENNSYLVANIA COUNTY OF LUZERNE: SS.

Luzerne County Sheriff's Deparament 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

MARY JEAN FARRELL Deputy SI	heriff of Luzerne County, being duly sworn according to law,
	search and inquiry for the within named, VIOLA M. CZOCK
he was unable to find the within named in the said	d County of Luzerne. Reason: SEE ATTACHED SHEET.
Attempts:	
Sworn to and subscribed before me	So answers,
this <u>13TH</u> day of <u>AUGUST</u> 20 <u>03</u>	Sheriff of Luzerne County
Prothonoton of Luzerna County	by May Can Land
Prothonotary of Luzerne County	May Jane

WRIT OF EXECUTION - MORTGAGE FORECLOSURE '.R.C.P. 3180 TO 3183 AND RULE 32.

7.R.C.P. 3180 TO 31	183 AND RULE 32.5
WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY MERGER TO BANK UNITED PLAINTIFF, vs.	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY DOCKET NO. 2002-CV-1079
EDWARD P. CZOCK AND VIOLA M. CZOCK A/K/A VIOLA MAE MARTIN DEFENDANT(S)	WRIT OF EXECUTION (MORTGAGE FORECLOSURE) WENT 2003 ED 96
COMMONWEALTH OF PENNSYLVANIA	
COUNTY OF COLUMBIA	
TO THE SHERIFF OF <u>COLUMBIA</u> COUNT	
and sell the following described property (specifical	the above matter you are directed to levy upon y described property below):
Premises: 823 WEST FRONT STREET, BERWICK	K, PA 18603
Amount Due	\$117,584.76
6% Interest from JULY 23, 2003 Thru	\$
Total (Dat	re of Sale)
Plus costs as endorsed	Tami B Kline. Ballana Julitta Prothonotary, Common Pleas Walps Court of Columbia County

Dated: 17-29-13

(seal)

SPEAR & HOFFMAN, P.A BY: BONNIE DAHL, ESQUAKE 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 October 22 2003 at:

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

at 900 (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 rale. (See notice on page two on how to o' 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.

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

`.R.C.P. 3180 TO 3	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) What 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 6% Interest from JULY 23, 2003 Thru (Da Total	\$ \$117,584.76 ate of Sale)					
Plus costs as endorsed	Tami B. Kline. Ballara Julita Prothenotary, Common Pleas Walks					

Court of Columbia County

Dated: 17.29.13

(seal)

SPEAR & HOFFMAN, P.A BY: BONNIE DAHL, ESOURE 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.

COURT OF COMMON PLEAS COLUMBIA COUNTY

DOCKET NO. 2002-CV-1079

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

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 (2) 1007 22 2003 at:

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

at Loo /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:

- The sale will be cancelled if you pay to WASHINGTON MUTUAL BANK, FA, 1. 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.
- 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 role. (See notice on page two on how to contain 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' 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.

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

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

Plaintiff's Attorney Bonnie Dahl, Esq. 1020 N. Kings Hwy, Ste. 210 Cherry Hill, NJ 08034

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

HARRY A. ROADARMEL, JR.



PHONE (570) 389-3622

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

24 HOUR PHONE (570) 784-6300

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

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 ANSWERS2

DÉPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME
THIS 18TH DAY OF SEPTEMBER 2003

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

Speat & 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

SZ 101 V 3- 438 EER

40470-215050-00-893-0 61-40860-000-00-81100

> COLFGROUPES EITED

Listed by Sender Ġ 4 ند Total Number of Pieces 2 立 ö Fire of Sender Name and φ ω ഗ ω N Address CZOCK LIEN HOLDERS WMC-P-1342 50/22/03 Cherry Hill, NJ 08034 1020 N. Kings Highway, Suite 210 BUREAU OF COMPLIANCE BLOOMSBURG, PA 17815 Received at Post Office DEPT. 280601 INHERITANCE TAX DIVISION DEPT. 280946 COMMONWEALTH OF PENNSYLVANIA BLOOMSBURG, PA 17815 |3200 SOUTHWEST FREEWAY, STE 1900 HARRISBURG, PS 17128-0601 COMMONWEALTH OF PENNSYLVANIA HARRISBURG, PA-17128-0546 COLUMBIA COUNTY TAX CLAIM BUREAU P.O. BOX 380 DOMESTIC RELATIONS HOUSTON, TX-77027 **IRVINE, CA 92606** 26800 ASTON STREET AMRESCO RESIDENTIAL MORTGAGE CORP NORTHRIDGE, CA 91324 MERGER TO BANK UNITED Total Number of Pieces P.O. BOX-386 BANK UNITED 9451 CORBIN AVENUE WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY Name of Addressee, Street, and Post Office Address Postmaster, Per (Name of Receiving Employee) ∏ inti Recorded Del. ∏Express Mail Postage Fee The \$31 declaration of value is required on all domestic and international registered mail. The maximum indomnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insulance is \$50,000 per occurrence. The maximum indomnity payable on Express Mail mail. See *International Mall Manual* for Institutions of coverege on international mait. Special handling charges apply only to Standard Maii (A) and Standard Matl (B) parcets. postal insurance. See Domastic Mall Manual R900, 5913, and S921 for limitations of coverage on insured and COD merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional Without Postal Insurance Registered Mail: Handling Check appropriate block for Charge Act Value (If Regis.) jasured Value Affix stamp here if issued as certificate of mailing or for Dua Sender Postmark and Date of Receipt additional copies of this bill. Į. Į. 13 17 S D 17 33 on H 18 M 床(); 13 7 () Hemarks Fee

Spear and Hoffman

la Žia

PS Form **3877**, February 1994

Form klust By Completed by Typewriter, ink, or Ball Point Pen

X.

14 5 4 Listed by Sender Total Number of Pieces 7 of Sender Name and φ œ ~1 ത σ 4 ω N __ Address CIEN HOLDERS WMC-P-1342 CZOCK Cherry Hill, NJ 08034 1020 N. Kings Highway, Suite 210 BERWICK, PA 18603 Received at Post Office BERWICK, PA 18603 823 WEST FRONT STREET 344 NORTH MARKET STREET BOROUGH OF BERWICK Total Number of Pieces TENANT(S)/OCCUPANT(S) Name of Addressee, Street, and Post Office Address Postmaster, Per (Name of Receiving Employee) Induste type of mail
Registered Heturn Receipt
Onsured for Merchandise
COD Intl Recorded D
Certified Express Mail |] Int'l Recorded Del. | Express Mail Postage for Merchandise Fee only to Standard Mail (A) and Standard Mail (B) parce's. The full declaration of value is required on all domestic and international registered mail. The maximum indomnity 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 informity 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 Mahual RBO), \$913, and \$821 for limitations of coverage on insured and COD med. See International Mail Manual for Invitations of coverage on international mail. Special handling charges apply Registered Mail:
With Postal Insurance Check appropriate block for Charge Handring ! (If Regis.) Act Value Value insured Affix stamp here if issued as Postmark and Date of Receipt pertificate of mailing or for: Dua Sender additional copies of this bill. . Н E e e S.O. Fee SI - Hest Del Roc T A

Spear and Hoffman

PS Form **3877**, February 1994

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

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

Name and Address 13 11 á Line Listed by Sender 75 0 of Sender Total Number of Pieces ω œ ത 4 ω N ~1 CZOCK LIEN HOLDERS WMC-P-1342 10/22/03 Cherry Hill, NJ 08034 1020 N. Kings Highway, Suite 210 Spear and Hoffman DEPARTMENT OF REVENUE - LIEN BUREAU OF COMPLIANCE BLOOMSBURG, PA 17815 HARRISBURG, PS 17128-0601 DEPT. 280601 DEPT. 280946 COLUMBIA COUNTY TAX CLAIM BUREAU BLOOMSBURG, PA 17815 NORTHRIDGE, CA 91324 Received at Post Office INHERITANCE TAX DIVISION COMMONWEALTH OF PENNSYLVANIA COMMONWEALTH OF PENNSYLVANIA P.O. BOX 380 DOMESTIC RELATIONS 3200 SOUTHWEST FREEWAY, STE 1900 AMRESCO RESIDENTIAL MORTGAGE CORP MERGER TO BANK UNITED WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY HOUSTON, TX 77027 BANK UNITED **IRVINE, CA 92606** 26800 ASTON STREET 9451 CORBIN AVENUE HARRISBURG, PA 17128-0946 P.O. BOX 380 Total Number of Pieces Name of Addressee, Street, and Post Office Address Postmaster, Per (Name of Receiving Employee) ☐ Int'l Recorded Del. ☐ Express Mart Postage for Merchandise Fea 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 roconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail mail. See *International Mall Manuel* for Imitetions of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels. postal insurance. See *Domestic Mall Manual* R900, S913, and S921 for limitations of coverage on insured and COD merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional ☐ With Postal Insurance
☐ Without Postal Insurance Registered Mail: Check appropriate block for Charge Handling Act, Value (If Regis.) pearsui Value Due Sender Postmark and Date of Receipt additional copies of this bill. certificate of mailing or for Affix stamp here if issued as 100 000 P. F S. D. Ξ The Time Rest Del Fee Remarks

K

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

PS Form 3877, February 1994

72 3 10 ≟isted by Sender , ine of Sender Address Name and 7 ထ œ O 4 ω N) otal Number of Pieces 7 LIEN HOLDERS WMC-P-1342 CZOCK Cherry Hill, NJ 08034 1020 N. Kings Highway, Suite 210 Spear and Hoffman BERWICK, PA 18603 Received at Post Office BERWICK, PA 18603 823 WEST FRONT STREET 344 NORTH MARKET STREET BOROUGH OF BERWICK Total Number of Pieces TENANT(S)/OCCUPANT(S) Name of Addressee, Street, and Post Office Address Postmaster, Per (Name of Receiving Employee) Indicate type of mail
Registered Return Receipt
Insured Tor Merchandise
COD Int'l Recorded Det.
Cerdified Express Mail Postage Fa e merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See *Domestic Mall Manual* R900, S913, and S921 for limitations of coverage on insured and COD mail. See *International Mall Manual* for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcets. 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 piace subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail ☐ With Postal Insurance Check appropriate block for Registered Mail: Handling (If Regis.) Act. Value Insured Value Affix stamp here if issued as Postmark and Date of Receipt Dua Sender additional copies of this bill. certificate of mailing or for # COO R. R. S. D. so I Rest Del Fee ď. Remarks

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

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 (Zuck DATE: 8/27/03 If. 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. 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 Date: 8-27-03 Cartifled from the record this 27 day or Quy 2003 Sail K. Jodon

SPEAR & HOFFMAN, P.A.

Attemoys 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 ______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.

SERVICE# 15 - OF - 18 SERVICES

DOCKET # 96ED2003

OFFICER:

DATE RECEIVED 7/29/2003

PLAINTIFF	WASHINGTO MERGER TO	WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY MERGER TO BANK UNITED		
DEFENDANT	_	EDWARD P. CZOCK VIOLA M. CZOCK		
PERSON/CORP TO COLUMBIA COUNT PO BOX 380 BLOOMSBURG SERVED UPON		PAPERS TO SE WRIT OF EXEC FORECLOSURE	CUTION - MO	ORTGAGE
RELATIONSHIP //	x Claims	IDENTIFICA	TION	
DATEOS/08/03 TI	ME 122 MILE	AGE	OTHER _	
Race Sex F	Teight Weight	Eyes Hair	Age	Military
TYPE OF SERVICE:	A. PERSONAL SERV. B. HOUSEHOLD ME C. CORPORATION M D. REGISTERED AG E. NOT FOUND AT F	MBER: 18+ YEAI IANAGING AGEI ENT	RS OF AGE A	AT POA
	F. OTHER (SPECIFY))		
ATTEMPTS DATE	TIME OF	FFICER	REMARK	S
DEPUTY	Millard	DATE	08/08	103

PHONE:570-752-7442 HOURS WON, TUE, THUR & FRI: 9:30AM - 4PM MAKE CHECKS PAYBLE TO: f you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED Tax Notice 2003 MAKE CHECKS PAYABLE TO: TAX NOTICE HOURS 1615 LINCOLN AVENUE CONNIE C. GINGHER BERWICK BOROUGH BERWICK, PA 18603 CLOSED FRIDAY AFTER DISCOUNT Berwick PA 18603 1615 Lincoln Avenue Connie C Gingher CLOSED WEDNESDAY & HOLIDAYS 4pm DURING DISCT. CLOSED WED MON, TUES, THURS, FRI 9:30am **PHONE** 570-752-7442 , AND HOLIDAY AFTER DISCT. BERWICK BORO BERWICK PA 18603 381 KACHINKA HOLLOW ROAD CZOCK VIOLA M 2003 SCHOOL REAL ESTATE 381 KACHINKA HOLLOW ROAD BERWICK PA 18603 CZOCK VIOLA M County & Municipality FIRE FOR: COLUMBIA COUNTY SINKING for your convenience have been calculated **BORO RE** GENERAL The discount & penalty <u>,</u> EH now and payable. Prompt payment is requested computed for your convenience. Taxes are due REAL ESTATE FOR BERWICK AREA SCHOOL DISTRICT your payment. For a receipt, enclose a SASE The 2% discount and 10% penalty have been DESCRIPTION ESCRIPTION This tax notice must be returned with 823 W FRONT ST PARCEL 04C02 04300000 .20 ACRES Original PAY THIS AMOUNT PARGEL: 04C-02 -043-00,000 Discount .2032 Acres Penalty FRONT ST 0319-0434 19,451 ASSESSMENT Total Assessment PROPERTY DESCRIPTION CNTY 19451 10 % % % Buildings 5.646 31,400 SIHT .845 .75 1.25 6.1 PAY RATE Land ¥ 5 2 %% If paid on or before If paid on or before April 30 IF PAID ON SCHOOL PENALTY AT 10% 03/01/2003 OR BEFORE DISCOUNT LESS DISC AMOUNT FACE INC PENALTY DATE AUG 31 278.13 14.30 23.82 116.28 107.62 304 3/540 16.11 DATE 07/01/03 598.54 15911.00 TO COURT HOUSE: 598.54 3540.00 15,911 19,451 IF PAID ON AMOUNT DUE June 30 OR BEFORE OCT 31 JANUARY 1, 2004 ACCT. THIS TAX RETURNED 283.81 109.82 16.44 14.59 24.31 118.65 610.76 610.76PAZS106AL courthouse on: January 1, 2004 1969 6757 68 This tax returned to BILL NO Work hust FILE COPY 3032 BILL# 000820 INCL PENALTY 5941 IF PAID OCT 31 AFTER 304.3 124.58 671.84 120.80 18.08 15.32 25.53 671.84

7/29/03/3

Wholy lat part of year un part by Whataghen Instant hity Corp Thort you

SERVICE# 8 - OF - 18 SERVICES

DOCKET # 96ED2003

T. CHAMBERLAIN

OFFICER:

DATE RECEIVED 7/29/2003

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 a Ratacino SERVED UPON RELATIONSHIP LOSS JECAS IDENTIFICATION ____ DATE $\frac{2}{3}$ TIME $\frac{1050}{1050}$ 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

OFFICER: T. CHAMBERLAIN SERVICE# 9 - OF - 18 SERVICES DATE RECEIVED 7/29/2003 **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 BERWICK SEWER AUTHORITY WRIT OF EXECUTION - MORTGAGE 7474D COLUMBIA BLVD FORECLOSURE BERWICK SERVED UPON therifu Clerk Identification ____ RELATIONSHIP 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

OFFICER: DATE RECEIVED 7/29/	/2003	SERVICE# 12 - DOCKET#96ED	OF - 18 SERVICES 2003
PLAINTIFF	WASHINGTON MERGER TO E	N MUTUAL BANK BANK UNITED	, FA, SUCCESSOR BY
DEFENDANT	EDWARD P. C. VIOLA M. CZC		
PERSON/CORP TO SER DOMESTIC RELATIONS 15 PERRY AVE. BLOOMSBURG		PAPERS TO SEE WRIT OF EXECU FORECLOSURE	RVED JTION - MORTGAGE
SERVED UPON Le	She Lelan		
RELATIONSHIP	- N.50,	IDENTIFICAT	TION
DATEON OUT TIME	0850 MILEA	AGE	OTHER
Race Sex Heigh			-
C. D.	PERSONAL SERVICE HOUSEHOLD MENT CORPORATION MENT REGISTERED AGE NOT FOUND AT PI	MBER: 18+ YEAR! ANAGING AGENT ENT	S OF AGE AT POA
F.	OTHER (SPECIFY)		
ATTEMPTS DATE TIM	ME OF	FICER	REMARKS
DEPUTY	Millard	DATE	08/04/03.

OFFICER: T. CHAMBERLAIN SERVICE# 11 - OF - 18 SERVICES DATE RECEIVED 7/29/2003 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 RELATIONSHIP IDENTIFICATION ____ DATE SY TIME DO 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 SILVE

SERVICE# 10 - OF - 18 SERVICES

OFFICER: T. CHAMBERLAIN

DATE RECEIVED 7/29/200	DOCKET # 96ED2003		
PLAINTIFF WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY MERGER TO BANK UNITED			
DEFENDANT	EDWARD P. CZOCK VIOLA M. CZOCK		
PERSON/CORP TO SERVE CONNIE GINGHER - TAX C 1615 LINCOLN AVE. BERWICK SERVED UPON	OLLECTOR WRIT OF EXECUTION - MORTGAGE FORECLOSURE		
RELATIONSHIP	IDENTIFICATION		
DATE 8-V TIME 1	IDENTIFICATION OTHER		
Race Sex Height _	Weight Eyes Hair Age Military		
B. HO C. CO D. RE	RSONAL SERVICE AT POA POB POE CCSO DUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA DRPORATION MANAGING AGENT EGISTERED AGENT OT FOUND AT PLACE OF ATTEMPTED SERVICE		
F. OT	THER (SPECIFY)		
ATTEMPTS DATE TIME	OFFICER REMARKS		
	27/1		
DEPUTY	DATE 8-4-85		

BERWICK AREA JOINT SEWER AUTHORITY

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

DATE: <u>August 4, 2003</u>		(Including cover page) 3	
To: Company:	Harry Roadarmel, J.		
Facsimile:	<u>(570) 389-5625</u>	Phone Number:	<u>(570) 389-5622</u>
From:	Kristy Romig, Autho	rity Clerk	
	<u>BAJSA</u>		

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.

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

BERWICK AREA JOINT SEWER AUTHORITY,	 IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT COLUMBIA COUNTY BRANCH
VS.	j ,
VIOLA CZOCK) NO. <u>342</u> M.L.D. 2002
823 WEST FRONT STREET)
BERWICK, PA 18603	·

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	*************************	_19.00
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.

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

Date: October 22, 2002

HARRY A. ROADARMEL, JR.



SALDI YAA-245T MILIDME 24 HOUR PHONE (\$76) 7844300

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:

<u>NAME</u>	DATE OF BIRTH	SOCIAL SECURITY#		
Edward P Czock	-			
DATE: 8/4/43	REQUESTOR: Prin			
	<u>)</u> Sign	D#1079JD200A		
II. Lien information (To be provide	ied by DRS)			
WE HAVE NO REC	ORD OF ANY CASE WITE	I THE ABOVE NAMED		
WE HAVE AN OPE	WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.			
BY THE ABOVE N. LIEN BY OPERATI	AMED OBLIGOR. THIS O	LL REAL ESTATE OWNED		
Amount of Overdue Support	Next Due Date	Next Payment Amount		
Date: 8/4/03	BY: Who'	1. Jalan		
Contitled from the record this thing day of the 2003	TITLE:	£75.		
Birs for Domestic freistrate Section				

REAL ESTATE OUTLINE

ED#<u>96-03</u>

DATE RECEIVED 7- 37-37-4	43
DOCKET AND INDEX WAS 4-6-3	
SET FILE FOLDER UP Services	<u>`</u>
CHECK FOR PROPER	INFO.
WRIT OF EXECUTION	
COPY OF DESCRIPTION	7
WHEREABOUTS OF LKA	
NON-MILITARY AFFIDAVIT	
NOTICES OF SHERIFF SALE	V
WATCHMAN RELEASE FORM	<u> </u>
AFFIDAVIT OF LIENS LIST	
CHECK FOR \$ 1,350. 00 OR <u>/200.00</u>	
IF ANY OF ABOVE IS MISSIN	G DO NOT PROCEDE
SALE DATE	Oct 32 03 TIME 6960
POSTING DATE	9-17
ADV. DATES FOR NEWSPAPER	1 ST WEEK OCT / OS
	2 ND WEEK
	3 RD WEEK
	: · · · · · · · · · · · · · · · · · · ·

803 60 M St. But

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

.R.C.P. 3180 TO	5183 AND RULE 323
WASHINGTON MUTUAL BANK, FA, SUCCESSOR BY MERGER TO BANK UNITED	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
PLAINTIFF,	DOCKET NO. 2002-CV-1079
vs. EDWARD P. CZOCK AND VIOLA M. CZOCK A/K/A VIOLA MAE MARTIN DEFENDANT(S)	WRIT OF EXECUTION (MORTGAGE FORECLOSURE) Went 2003 ED 96
COMMONWEALTH OF PENNSYLVANIA	
COUNTY OF COLUMBIA	
TO THE SHERIFF OF <u>COLUMBIA</u> COUN	TY, PENNSYLVANIA
To satisfy the judgment, interest and costs and sell the following described property (specifical	in the above matter you are directed to levy upon lly described property below):
Premises: 823 WEST FRONT STREET, BERWIC	K, PA 18603
Amount Due	\$117,584.76
6% Interest from JULY 23, 2003 Thru	\$ \$
Total	ate of Sale) \$
Plus costs as endorsed	Tami B. Khre. Balanan Shlutti
	Prothonotary, Common Pleas William Court of Columbia County

(seal)

Dated: 11.29.13

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:

with the below listed docur	nents for the	on for sale of Real Property to you together sale date. Please advise if
this property will not be so	heduled for that date.	
In accordance with Columb	oia County's requirements for so	cheduling a Sheriff's sale, I enclosed:
X Sale deposit in the	amount of \$1,200.00;	
X Property legal desc	ription;	
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

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

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

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

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

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

SPEAR & HOFFMAN, P.A.
BY: BONNIE DAHL, ESQ .E
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

AMRESCO 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.

BÓNNIE 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



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 if record:

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

AMRESCO 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 π 'e in this affidavit are true and correct to τ ' 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.

BÓNNIE DAHL, ESQUIRE

Attorney for Plaintiff

SPEAR & HOFFMAN, P.A BY: BONNIE DAHL, ESQUARE 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 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 he last recorded holder of every mortgage hereord:

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

AMRESCO 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 of the 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.

BÓNNIE DAHL, ESQUIRE

SPEAR & HOFFMAN, P.A BY: BONNIE DAHL, ESQUIKE 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 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 if record:

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

AMRESCO 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 more 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.

BÓNNIE DAHL, ESQUIRE

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

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
- (X) Act 91 procedures have been fulfilled

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

BONNIE DAHL, ESQUIRE

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

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

•				C1 100 C1	
45	- cobodulod	10 00	- CO A - O +	Sheriff's Sale on	_
1 N	SO HELLINGO	11 1 1 1 1	NIMI AL	NUCLUL & National	-1

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, ESÇ 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
- [X] 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

SHERIFF'S OFFICE COLUMBIA C NTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815

	IINGTON MUTUA ESSOR BY MERC	L BANK, FA, BER TO BANK UNI	TED	:	
	7/0		COU	RT OF COMMON PLEAS	
	VS.		: : NO	. 2002-CV-1079	
	RD P. CZOCK AN M. CZOCK A/K/	ND 'A VIOLA MAE MA	ARTIN	:	
		I HEREB	Y CERTIFY T	ГНАТ	
١.	The judgment enter	ered in the above mat	ter is based on	an action:	
	B. In C. In D. On	Assumpsit (Contract Trespass (Accident) Mortgage Foreclose a note accompanying posed to sale is the n	ure ng a purchase n	noney mortgage and the property being erty.	g
II.	The defendant(s) of	wn the property bein	ig exposed to s	ale as:	
	B. Te C. Jo D. A E. Te	n individual enants by the Entiretic int tenants with right partnership enants in Common corporation		p	
III.	The defendant(s) is	s (are):			
	B. No	esident in the Common of resident in the Common more than one defendants are residents	nmonwealth of lant and either		iich
		Residents:			
			Name: F	BONNIE DAHL, ESQUIRE Attorney I.D. No. 79294	
			Signature:	D	<u>-</u>
Phone N	No. <u>(856) 755-15</u>	660	Address:	1020 N. Kings Highway, Suite 210 Cherry Hill, N.J. 08034	

Spear and Hoffman, P.A. Irvine C. Spear (1922-1976)

ORDER FOR SERVICE

TO	
\mathbf{r}	

SHERIFF OF COLUMBIA COUNTY

July 22, 2003

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

FROM:

BONNIE DAHL, ESQ.

DOCKET NO. 2002-CV-1079

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 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 DEFEND	ANTS		
CERTIFIED MAIL	ORDINARY MAIL	_ COURT ORDER	
POST PROPERTY X			
DEPUTIZE	COUNTY (WITHIN PA	ONLY) DEPOSIT\$	
REGISTERED MAIL	(OUTSIDE OF THE UNI	TED STATES ONLY)	
PERSON IN CHARGE			
OTHER			

SPECIAL INSTRUCTIONS: PLEASE POST PROPERTY.

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

WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheri^{re '}evying 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.

1	MEMO	One Ti	PAY TO THE		
"EB201000"	Sheriff of Columbia County Columbia County Courthouse PO Box 380 35 West Main St. Bloomsburg, PA 17815 WMC-P-1342/ CZOCK/ SALE DEP.	housand Two Hundred and 00/100*****	HE Sheriff of Columbia County	SPEAR AND HOFFMAN, P.A. PENNSYLVANIA IOLTA ACCOUNT 1020 N. KINGS HIGHWAY, SUITE 210 CHERRY HILL, NJ 08034 856-755-1560	
B		One Thousand Two Hundred and 00/100*********************************		P.A. FIRST UNION NATIONAL BANK 3-50-310	
		######################################	\$ **1,200.00	7/22/2003	10583