

SHERIFF'S SALE COST SHEET

Washington Mutual VS. Steven & Heather Powers
 NO. 118-04 ED NO. 377-04 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>22.30</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>340.30</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>726.20</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>876.20</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ _____
TOTAL ***** \$ <u>-0-</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____
TOTAL ***** \$ <u>-0-</u>	

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC. <u>Berks Co,</u>	\$ <u>28.50</u>
	\$ _____
TOTAL ***** \$ <u>28.50</u>	

TOTAL COSTS (OPENING BID) \$ 1350.00

SHERIFF'S SALE COST SHEET

Washington Mutual Bank vs. Steven & Heather Powers
 NO. 118-04 ED NO. 377-04 JD DATE/TIME OF SALE 9-22-04 1000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>180.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>32.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.00</u>	
NOTARY	\$ <u>12.00</u>	
TOTAL *****		\$ <u>419.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>726.20</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>951.20</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>42.50</u>	
TOTAL *****		\$ <u>52.50</u>

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

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>66.00</u>	
WATER 20	\$	
TOTAL *****		\$ <u>66.00</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. <u>Berks Co,</u>	\$ <u>28.50</u>	
TOTAL *****		\$ <u>28.50</u>

TOTAL COSTS (OPENING BID) \$ 1652.20

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Washington Mutual Bank vs Steven + Heather Powers

NO. 118-04 ED NO. 377-04 JD

DATE/TIME OF SALE: 9-22-04 1000

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

Law Offices
FEDERMAN AND PHELAN, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Main Fax: (215)563-5534
Ph: (215)563-7000

Katherine Trautz
Sale Department, Ext. 1493

Representing Lenders in
Pennsylvania and New Jersey

October 27, 2004

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
35 W. Main Street
Bloomsburg, PA 17815

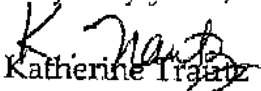
Re: **WASHINGTON MUTUAL BANK, F.A., S/B/M TO WASHINGTON MUTUAL
HOME LOANS, INC., F/K/A PNC MORTGAGE CORP. OF AMERICA
v. STEVEN E. POWERS and HEATHER M. POWERS
No. 2004-CV-377**

Dear Sir or Madam:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled
for 10/27/04.

No funds were received in consideration for the stay.

Very truly yours,


Katherine Trautz
/kjm

VIA TELECOPY 570-389-5625

Co: **STEVEN E. POWERS
HEATHER M. POWERS
427 EAST 11TH STREET
BERWICK, PA 18603**

Law Offices
FEDERMAN AND PHELAN, LLP
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Fax: (215)563-8656
Ph: (215)563-7000

Katherine Trautz
Sale Department, Ext. 1493

Representing Lenders in
Pennsylvania and New Jersey

September 21, 2004

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
35 W. Main Street
Bloomsburg, PA 17815


**Re: WASHINGTON MUTUAL BANK, F.A., S/B/M TO WASHINGTON MUTUAL
HOME LOANS, INC., F/K/A PNC MORTGAGE CORP. OF AMERICA
v. STEVEN E. POWERS and HEATHER M. POWERS
No. 2004-CV-377
Premises: 427 EAST 11TH STREET, BERWICK, PA 18603**

Dear Sir or Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for 9/22/04. Please postpone the sale for a period of 30 days and relist the property for the 10/27/04 sale.

1000
Please advise as to what the new sale date will be.

Very truly yours,


Katherine Trautz
/kjm

VIA TELECOPY 570-389-5625

Cc: STEVEN E. POWERS
HEATHER M. POWERS
427 EAST 11TH STREET
BERWICK, PA 18603

116
FEDERMAN AND PHELAN, L.L.P.
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
LISA.STEINMAN@fedphe.com

August 24, 2004

Office of the Sheriff
COLUMBIA County Courthouse
P.O. BOX 380
BLOOMSBURG, PA 17815

RE: WASHINGTON MUTUAL BANK, F.A. S/B/M TO WASHINGTON MUTUAL
HOME LOANS, INC. F/K/A PNC MORTGAGE CORPORATION OF AMERICA
v. STEVEN E. POWERS and HEATHER M. POWERS
COLUMBIA COUNTY, NO.2004-CV-377

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129
Dear Sir or Madam:

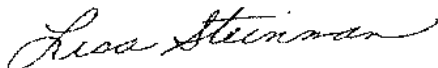
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

*******IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.*******

Yours truly,



LISA STEINMAN
for Federman and Phelan

*****PROPERTY IS LISTED FOR THE 9/22/04 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: WASHINGTON MUTUAL BANK, F.A. S/B/M TO
WASHINGTON MUTUAL HOME LOANS, INC.
F/K/A PNC MORTGAGE CORPORATION OF AMERICA
CIVIL ACTION

VS.

STEVEN E. POWERS) CIVIL DIVISION
HEATHER M. POWERS) NO. 2004-CV-377

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA) **SS:**

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **WASHINGTON MUTUAL BANK, F.A. S/B/M TO WASHINGTON MUTUAL HOME LOANS, INC. F/K/A PNC MORTGAGE CORPORATION OF AMERICA** hereby verify that on 7/14/04 true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

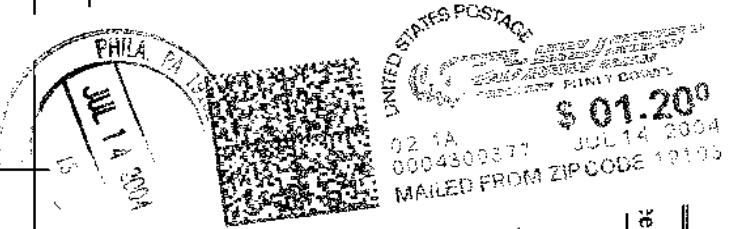
DATE: August 24, 2004



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

Name and Address **FEDERMAN AND PHELAN, LLP**
One Penn Center at Suburban Station Suite 1400
Philadelphia, PA 19103-1814 TEAM 3/

Line	A. Article Number	Name of Addressee, Street, and Post Office Address	Total Number of Pieces Listed By Sender	Total Number of Pieces Received at Post Office	Fostmaster, Per (Name Of Receiving Employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900.5913 and S921 for limitations of coverage.
1	****	Tenant/Occupant 427 EAST 11TH STREET BERWICK, PA 18603				
2		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675, HARRISBURG, PA 17105				
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. Box 380, Bloomsburg, PA 17815				
4		CHASE MANHATTAN BANK 1301 OFFICE CENTER DRIVE, #200, FORT WASHINGTON, PA 19034				
5						
6						
7						
8						
9						
10						
11						
12						
		RE: STEVEN E. POWERS	TEAM 3		TEAM 3	



TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

WASHINGTON MUTUAL BANK, F.A.

VS.

STEVEN & HEATHER POWERS

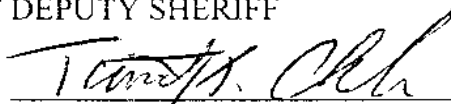
WRIT OF EXECUTION #118 OF 2004 ED

POSTING OF PROPERTY

AUGUST 19, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF STEVEN & HEATHER POWERS AT 427 E. 11TH ST. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF JIM ARTER.

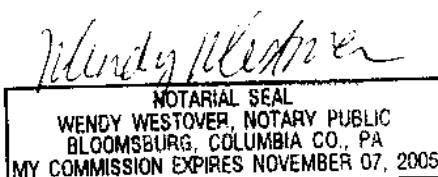
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19TH DAY OF AUGUST 2004



STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyrly, IV, President, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since the day of September 1, 8, 15, 2004 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Paul R. Eyrly

Sworn and subscribed to before me this 17th day of September 2004.

[Signature]

(Notary Public)
Commonwealth Of Pennsylvania
My commission expires Notarial Seal
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
Member, Pennsylvania Association Of Notaries

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

COUNTY OF BERKS
SHERIFF OF BERKS COUNTY PA
633 COURT STREET
READING, PA 19601

NATIONAL
PENN BANK
60-878-313

46542

DATE 8/02/04
AMOUNT \$46.50

PAY FORTY SIX DOLLARS FIFTY CENTS
TO THE
ORDER
OF
Sheriff Office Columbia County
Box 380
Bloombsburg, PA 17815

VOID AFTER 90 DAYS

⑈046542⑈ ⑆031308784⑆

8134693⑈

Jimmy Dotson
[Signature]



SHERIFF OF BERKS COUNTY

633 Court Street, Reading, PA 19601

Phone: 610-478-6240 Main Fax: 610-478-6222 Sheriff Fax: 610-478-6072

Barry Jozwiak, Sheriff

Eric J. Weaknecht, Chief Deputy

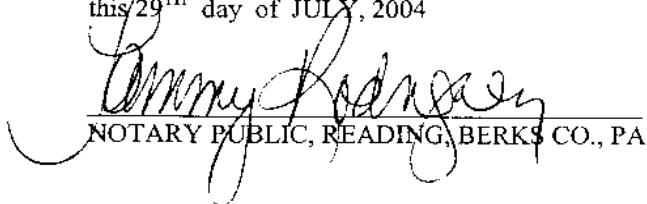
AFFIDAVIT OF SERVICE

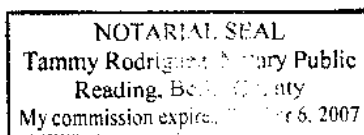
DOCKET NO. 04-ED-118
COMMONWEALTH OF
PENNSYLVANIA:
COUNTY OF BERKS

Personally appeared before me, FREDERICK SMITH, Deputy for Barry J. Jozwiak, Sheriff of Berks County, 633 Court Street, Reading, Pennsylvania, who being duly sworn according to law, deposes and says that on JULY 19, 2004 at 9:18 PM, he served the annexed WRIT OF EXECUTION-MORTGAGE FORECLOSURE upon HEATHER POWERS, within named defendant, by handing a copy thereof to HER PERSONALLY, at 886 CENTER ROAD, LEESPORT, CENTER TOWNSHIP, Berks County, Pa., and made known to defendant the contents thereof.


DEPUTY SHERIFF OF BERKS CO., PA

Sworn and subscribed before me
this 29TH day of JULY, 2004


NOTARY PUBLIC, READING, BERKS CO., PA



Service made as set forth above.

So Answers,


SHERIFF OF BERKS COUNTY, PA

Sheriff's Costs in Above Proceedings
\$ 75.00 DEPOSIT
\$ 28.50 ACTUAL COST OF CASE
\$ 46.50 AMOUNT OF REFUND

All Sheriff's Costs shall be due and payable when services are performed, and it shall be lawful for him to demand and receive from the party instituting the proceedings, or any part liable for the costs thereof, all unpaid sheriff's fees on the same before he shall be obligated by law to make return thereof.

___Sec. 2, Act of June 20, 1911, P.L./ 1072



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

WASHINGTON MUTUAL BANK, F.A., S/B/M
TO WASHINGTON MUTUAL HOME LOANS,
INC., F/K/A PNC MORTGAGE CORP. OF
AMERICA

Docket # 118ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

STEVEN E. POWERS
HEATHER M. POWERS

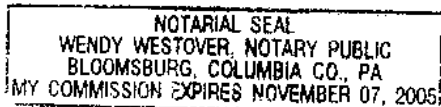
AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JULY 08, 2004, AT 6:15 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON STEVEN POWERS AT 427 E. 11TH
ST., BERWICK BY HANDING TO STEVEN POWERS, , A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, JULY 09, 2004

NOTARY PUBLIC



X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X

P. D'ANGELO

DEPUTY SHERIFF

Tax Notice 2004 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C. Gingham
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9:30AM - 4PM
 CLOSED WEDNESDAY & HOLIDAYS
PHONE: 570-752-7442
 CLOSED FRIDAY AFTER DISCOUNT

FOR: COLUMBIA COUNTY

DATE
 03/01/2004

BILL NO.
 5435

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL SINKING LIGHT FIRE BORO RE	26,380	5.646 .845 .75 1.25 6.1	145.96 21.84 19.39 32.32 157.70	148.94 22.29 19.79 32.98 160.92	163.83 24.52 20.78 34.63 168.97
The discount & penalty have been calculated for your convenience	PAY THIS AMOUNT		April 30 377.21 If paid on or before	June 30 384.92 If paid on or before	June 30 412.73 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

POWERS STEVEN E & HEATHER M
 427 EAST ELEVENTH STREET
 BERWICK PA 18603

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

CNTY	TWP	DISCOUNT	Penalty	PARCEL	LOT	Acres	Land	Buildings	Total Assessment	FILE COPY
2%	2%	10%	5%	04A-10-012-01,000	4258	2538	4.422	21.958	26,380	FILED
										4/20/04

This tax returned to
 courthouse on:
 January 1, 2005

Tim, this was paid by Washington Mutual Bk. Co.

Good

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/6/2004

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 118ED2004

PLAINTIFF WASHINGTON MUTUAL BANK, F.A., S/B/M TO
WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA

DEFENDANT STEVEN E. POWERS
HEATHER M. POWERS

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	WRIT OF EXECUTION - MORTGAGE
1108 FREAS AVE.	FORECLOSURE
BERWICK	

SERVED UPON KELLY GREER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 07/14/04 TIME 1315 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

Paul DeLo

DATE 07/14/04



July 15, 2004

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

**WASHINGTON MUTUAL BANK, F.A., S/B/M TO WASHINGTON
MUTUAL HOME LOANS, INC., F/K/A PNC MORTGAGE CORP. OF
AMERICA**

VS

**STEVEN E. POWERS
HEATHER M. POWERS**

DOCKET # 118ED2004

JD # 377JD2004

Dear Timothy:

The outstanding balance on sewer account #120520 for the property located at 427 E. 11th Street, Berwick, Pa through September 2004 is \$66.00.

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

Sincerely,

Kelly Greer
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/6/2004

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 118ED2004

PLAINTIFF

WASHINGTON MUTUAL BANK, F.A., S/B/M TO
WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA

DEFENDANT

STEVEN E. POWERS
HEATHER M. POWERS

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Leslie

RELATIONSHIP _____ IDENTIFICATION _____

DATE 7-9-4 TIME 1500 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) _____

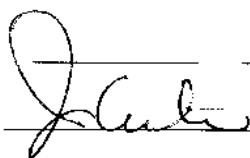
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 7-9-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/6/2004

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 118ED2004

PLAINTIFF

WASHINGTON MUTUAL BANK, F.A., S/B/M TO
WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA

DEFENDANT

STEVEN E. POWERS
HEATHER M. POWERS

586 CENTER RD
LEESPORT, PA.

PERSON/CORP TO SERVED
HEATHER POWERS
427 E. 11TH ST.
BERWICK

PAPERS TO SERVED SCHUYKILL Co.
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) DGF LIVES 586 CENTER RD.
LEESPORT, PA. SCHUYKILL Co.

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 07/08/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/6/2004

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 118ED2004

PLAINTIFF WASHINGTON MUTUAL BANK, F.A., S/B/M TO
WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA

DEFENDANT STEVEN E. POWERS
HEATHER M. POWERS

PERSON/CORP TO SERVED
STEVEN POWERS
427 E. 11TH ST.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON STEVEN POWERS

RELATIONSHIP _____ IDENTIFICATION _____

DATE 07/08/04 TIME 1815 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

Alan Delo

DATE

07/08/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 7/6/2004

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 118ED2004

PLAINTIFF

WASHINGTON MUTUAL BANK, F.A., S/B/M TO
WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA

DEFENDANT

STEVEN E. POWERS
HEATHER M. POWERS

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Connie GINGER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 07/08/04 TIME 1830 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

Flora Dill

DATE 07/08/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 7/6/2004

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 118ED2004

PLAINTIFF

WASHINGTON MUTUAL BANK, F.A., S/B/M TO
WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA

DEFENDANT

STEVEN E. POWERS
HEATHER M. POWERS

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON James Neubert

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-8-4 TIME 0800 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE 2-8-4

REAL ESTATE OUTLINE

ED # 118-04

DATE RECEIVED 7-6-04
DOCKET AND INDEX 7-8-04
SET FILE FOLDER UP 7-8-04

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 362559

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

SALE DATE Sept. 22, 04 TIME 1000
POSTING DATE Aug. 19, 04
ADV. DATES FOR NEWSPAPER
1ST WEEK Sept. 1
2ND WEEK 8
3RD WEEK 15, 04

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 22, 2004 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 118 OF 2004 ED AND CIVIL WRIT NO. 377 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL those certain pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

NO. 1:

BEGINNING at a point on the northerly side of Eleventh Street at the Corner of Lot No. 392; thence along said lot in a northerly direction one hundred sixty five (165) feet to a 15 foot alley; thence along said alley in an easterly direction forty seven (47) feet to the corner of Lot No. 394; thence along said lot in a southerly direction one hundred sixty five (165) feet to Eleventh Street; thence along Eleventh Street in a westerly direction forty seven (47) feet to the place of beginning. Being Lot No. 393 in plot of lots of Crispin and Jackson.

NO.2:

BEGINNING at a point on the northerly side of Eleventh Street said point being distant 75 feet from the northwest corner of Eleventh Street and Butternut Street; thence along Eleventh Street in a westerly direction twenty (20) feet to the corner of Lot Number three hundred ninety three (393) now owned by the grantors; thence along the same in a northerly direction one hundred sixty five (165) feet to land late of the Joseph Thompson Estate and now of Heritage Baptist Bible Church; thence along the same in a easterly direction twenty (20) feet to a corner in line of land of the grantors; thence through land of the grantors, parallel to the first course herein in a southerly direction one hundred sixty five (165) feet to the place of beginning. Being the westerly twenty (20) feet of Lot Number three hundred ninety four (394) in the Jackson and Crispin Plot.

Tax Parcel #04A-10-012-01

TITLE TO SAID PREMISES IS VESTED IN Steven E. Powers and Heather M. Powers, his wife by Deed from Lori A. Harmon now by Marriage Lori A. Harmon Bean and Scott D. Bean, her husband dated 10/25/1997 and recorded 10/31/1997, in Record Book 670, Page 860.

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.

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

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

Plaintiff's Attorney
Frank Federman
1617 John F. Kennedy Blvd.
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

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Plaintiff's Attorney
Frank Federman
1617 John F. Kennedy Blvd.
Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

so that we can return the card to you.
Attach this card to the back of the mailpiece,
or on the front if space permits.

Article Addressed to:

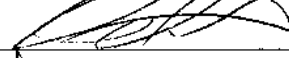
U. S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
900 MARKET STREET- 5TH FLOOR
PHILADELPHIA, PA 19107

Article Number
(Transfer from service label)

7003 0

Domestic Return

Form 3811, August 2001

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p>OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105</p>	<p>A. Signature _____ X </p> <p><input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <hr/> <p>B. Received by (Printed Name) <u>JUL 09 2004</u> Date Delivered: _____</p> <hr/> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number _____ (Transfer from service label)</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <hr/> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 22, 2004 AT 10:00 AM

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Plaintiff's Attorney
Frank Federman
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Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and RULE 2357

**WASHINGTON MUTUAL BANK, F.A.,
S/B/M TO WASHINGTON MUTUAL
HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA**

Plaintiff

vs.

**STEVEN E. POWERS
HEATHER M. POWERS**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2004-CV-377
: *2004-ED-118*
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:**

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: 427 EAST 11TH STREET
BERWICK, PA 18603

(see attached legal description)

Amount Due \$74,394.97

Interest from 6/31/04 \$ _____
to sale date
(per diem-\$12.23)

Total \$ _____ Plus Costs as endorsed.

Clerk *Fanni B. Kline* / *GAB*
Office of the Prothonotary
Common Pleas Court of
Columbia County, PA

Dated: *7/6/2004*
(Seal)

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P.R.C.P. 3180-3183 and RULE 2357

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S/B/M TO WASHINGTON MUTUAL
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MORTGAGE CORP. OF AMERICA**

Plaintiff

vs.

**STEVEN E. POWERS
HEATHER M. POWERS**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2004-CV-377
:
: *2004-ED-118*
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
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Office of the Prothonotary
Common Pleas Court of
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FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK, F.A.,
S/B/M TO WASHINGTON MUTUAL
HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA

Plaintiff

vs.

STEVEN E. POWERS
HEATHER M. POWERS

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-377
: 2004-ED 118
:
:

CERTIFICATION

FRANK FEDERMAN, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

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

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

**WASHINGTON MUTUAL BANK, F.A.,
S/B/M TO WASHINGTON MUTUAL
HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA**

Plaintiff

vs.

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HEATHER M. POWERS**

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: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-377

: 2004-ED-118
:
:

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FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK,
F.A., S/B/M TO WASHINGTON
MUTUAL HOME LOANS, INC., F/K/A
PNC MORTGAGE CORP. OF
AMERICA

Plaintiff

vs.

STEVEN E. POWERS
HEATHER M. POWERS

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

WASHINGTON MUTUAL BANK, F.A., S/B/M TO WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC MORTGAGE CORP. OF AMERICA, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **427 EAST 11TH STREET, BERWICK, PA 18603**.

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

NAME

STEVEN E. POWERS

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

**427 EAST 11TH STREET
BERWICK, PA 18603**

HEATHER M. POWERS

**427 EAST 11TH STREET
BERWICK, PA 18603**

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

SAME AS ABOVE

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


FRANK FEDERMAN, ESQUIRE

Date: **6/30/04**

FEDERMAN and PHELAN, L.L.P.

By: **FRANK FEDERMAN**

Identification No. **12248**

ATTORNEY FOR PLAINTIFF

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

WASHINGTON MUTUAL BANK, F.A.,

: COLUMBIA County

S/B/M TO WASHINGTON MUTUAL

:

HOME LOANS, INC., F/K/A PNC

: Court of Common Pleas

MORTGAGE CORP. OF AMERICA

:

: CIVIL DIVISION

Plaintiff

:

vs.

: NO. 2004-CV-377

STEVEN E. POWERS

:

HEATHER M. POWERS

:

Defendant(s)

:

AFFIDAVIT PURSUANT TO RULE 3129.1

WASHINGTON MUTUAL BANK, F.A., S/B/M TO WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC MORTGAGE CORP. OF AMERICA, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **427 EAST 11TH STREET, BERWICK, PA 18603**.

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

NAME

LAST KNOWN ADDRESS

STEVEN E. POWERS

**427 EAST 11TH STREET
BERWICK, PA 18603**

HEATHER M. POWERS

**427 EAST 11TH STREET
BERWICK, PA 18603**

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

CHASE MANHATTAN BANK

**1301 OFFICE CENTER DRIVE, #200
FORT WASHINGTON, PA 19034**

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

NONE

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:

NONE

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:

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. Box 380
Bloomsburg, PA 17815**


TENANT/OCCUPANT

**427 EAST 11TH STREET
BERWICK, PA 18603**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

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


FRANK FEDERMAN, ESQUIRE
Attorney for Plaintiff

DATE: **6/30/04**

FEDERMAN and PHELAN, L.L.P.
By: FRANK FEDERMAN
Identification No. 12248
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK,
F.A., S/B/M TO WASHINGTON
MUTUAL HOME LOANS, INC., F/K/A
PNC MORTGAGE CORP. OF
AMERICA

Plaintiff

vs.

STEVEN E. POWERS
HEATHER M. POWERS

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129

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HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA**

Plaintiff

vs.

STEVEN E. POWERS

HEATHER M. POWERS

Defendant(s)

**: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-377
:
:
:**

AFFIDAVIT PURSUANT TO RULE 3129.1

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**DOMESTIC RELATIONS OF
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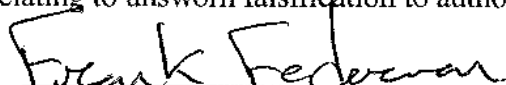
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**COMMONWEALTH OF PENNSYLVANIA
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Attorney for Plaintiff

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AMERICA**

Plaintiff

vs.

**STEVEN E. POWERS
HEATHER M. POWERS**

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

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ATTORNEY FOR PLAINTIFF

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WASHINGTON MUTUAL BANK, F.A.,

: COLUMBIA County

S/B/M TO WASHINGTON MUTUAL

:

HOME LOANS, INC., F/K/A PNC

: Court of Common Pleas

MORTGAGE CORP. OF AMERICA

:

: CIVIL DIVISION

Plaintiff

:

vs.

: NO. 2004-CV-377

STEVEN E. POWERS

:

HEATHER M. POWERS

:

Defendant(s)

:

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**DOMESTIC RELATIONS OF
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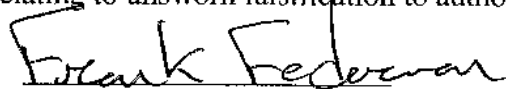
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Attorney for Plaintiff

DATE: 6/30/04

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Plaintiff

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(Affidavit No. 1)

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Plaintiff

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**STEVEN E. POWERS
HEATHER M. POWERS**

Defendant(s)

**: COLUMBIA County
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: Court of Common Pleas
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: NO. 2004-CV-377
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**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
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Bloomsburg, PA 17815**


TENANT/OCCUPANT

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**COMMONWEALTH OF PENNSYLVANIA
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HOME LOANS, INC., F/K/A PNC

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MORTGAGE CORP. OF AMERICA

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: CIVIL DIVISION

Plaintiff

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vs.

: NO. 2004-CV-377

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HEATHER M. POWERS

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: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-377
: *2004-ED. 118*
:
:
:

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR
THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A
DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE
CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT
ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

6/30/04

TO: STEVEN E. POWERS
HEATHER M. POWERS
427 EAST 11TH STREET
BERWICK, PA 18603

Your house (real estate) at 427 EAST 11TH STREET, **BERWICK, PA 18603**, is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$74,394.97** obtained by **WASHINGTON MUTUAL BANK, F.A., S/B/M TO WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC MORTGAGE CORP. OF AMERICA** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

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 the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call:
(215) 563-7000.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the 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 (215) 563-7000.
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 (814) 272-9350.
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 the 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 proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that 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 filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home 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.

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 E. 5th STREET,
BLOOMSBURG, PA 17815
(570) 784-8760**

ALL those certain pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

NO. 1:

BEGINNING at a point on the northerly side of Eleventh Street at the Corner of Lot No. 392; thence along said lot in a northerly direction one hundred sixty five (165) feet to a 15 foot alley; thence along said alley in an easterly direction forty seven (47) feet to the corner of Lot No. 394; thence along said lot in a southerly direction one hundred sixty five (165) feet to Eleventh Street; thence along Eleventh Street in a westerly direction forty seven (47) feet to the place of beginning. Being Lot No. 393 in plot of lots of Crispin and Jackson.

NO. 2:

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Tax Parcel #04A-10-012-01

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SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

WASHINGTON MUTUAL BANK, F.A., S/B/M TO
WASHINGTON MUTUAL HOME LOANS, INC.,
E/K/A PNC MORTGAGE CORP. OF AMERICA

DEFENDANT

STEVEN E. POWERS
HEATHER M. POWERS

COURT NO.: 2004-CV-377

SERVE AT:

427 EAST 11TH STREET
BERWICK, PA 18603

a)TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: _____

PLEASE POST THE HANDBILL.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 200_, at __ o'clock __ M., at _____, Commonwealth of Pennsylvania, in the manner described below:

☐ Defendant personally served.

☐ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

☐ Adult in charge of Defendant's residence who refused to give name or relationship.

☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).

☐ Agent or person in charge of Defendant's office or usual place of business.

☐ _____ an officer of said Defendant's company.

☐ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____Deputy Sheriff

On the _____ day of _____, 200_, at ____ o'clock __ M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: _____

SHERIFF

By: _____Deputy Sheriff

I.DEPUTIZED SERVICE

Now, this____day of_____,200_, I, Sheriff of CLINTON County, Pennsylvania, do hereby deputize the Sheriff of ____ County to serve this Notice of Sheriff's Sale and make return thereof and according to law.

SHERIFF

By: _____Deputy Sheriff

ATTORNEY FOR PLAINTIFF

FRANK FEDERMAN, ESQUIRE

I.D.#12248

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215)563-7000

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under 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.

.....(SEAL)
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now,, 20....., the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

.....(SEAL)
/ s/
.....

....., 20.....

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

Sir: — There will be placed in
your hands

for service a Writ ofEXECUTION.(REAL ESTATE)....., styled as

follows: WASHINGTON MUTUAL BANK, F.A., S/B/M TO
WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA vs STEVEN E. POWERS and
HEATHER M. POWERS

The defendant will be found at 427.EAST.11TH STREET,
BERWICK, PA.18603

Frank Fedorov Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found,
what foods and chattels shall/ be seized and be levied upon. If real estate,
attach five double spaced typed written copies of description as it shall
appear on the new deed together with Street and Number of the premises.

Please do not furnish us with the old deed or mortgage.

See attached legal description.....

.....
.....
.....

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under 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.

.....(SEAL)
(Attorney for Plaintiff(s))

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.....(SEAL)
/ s/ County, Pa.

....., 20

HARRY A. ROADARMEI,

Sheriff

COLUMBIA County, Pa.

Sir: - There will be placed in

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Frank Federawan Attorney for Plaintiff

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See attached legal description.....

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ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTIVE PAPER WITH MICROPRINTED BORDER. SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES.

FEDERMAN & PHELAN LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180360 CHECK NO
000362559

DATA 06/30/2004

DATE	AMOUNT
06/30/2004	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 90 days

To The Sheriff of Columbia County
Order 35 W Main Street
Of Bloomsburg, PA 17815

Frank S. Williams

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

362559 003600180836 150866 6