

# SHERIFF'S SALE COST SHEET

The Chase Manhattan Bank vs. Heratio Krenscher  
 NO. 135-04 ED NO. 983-03 JD DATE/TIME OF SALE 10-27-04 / 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>52.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>7.50</u>
NOTARY	\$ <u>8.00</u>
TOTAL *****	\$ <u>481.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>700.64</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>925.64</u>

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>297.77</u>
SCHOOL DIST. 20	\$ <u>748.60</u>
DELINQUENT 20	\$ <u>1075.05</u>
TOTAL *****	\$ <u>2120.92</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>126.00</u>
WATER 20	\$ <u>0.00</u>
TOTAL *****	\$ <u>126.00</u>

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 3865.56

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

The Chase Manhattan Bank vs Heratio Kreischer

NO. 135-04 ED NO. 983-03 JD

DATE/TIME OF SALE: 10-27-04 1000

BID PRICE (INCLUDES COST) \$ 386,56

POUNDAGE - 2% OF BID \$ 77,31

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3942,87

PURCHASER(S): Stef 1 Mr bQ on b.h.f of TT

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

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

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

TOTAL DUE: \$ 3942,87

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 2592,87

**THE LAW OFFICES OF BARBARA A. FEIN, P.C.**

Suite 100  
425 Commerce Drive  
Fort Washington, PA 19034  
215-653-7450

FAX (215) 653-7454

TO: Sheriff of Columbia County

FROM: Carmen Johnson, Paralegal to  
Barbara A. Fein, Esquire  
Ext. 101

DATE: November 12, 2004

RE: THE CHASE MANHATTAN BANK, As Trustee Of IMC Home Equity Loan Trust  
1998-1 Under The Pooling and Servicing Agreement dated as of March 1, 1998, By  
And Through Its Loan Servicing Agent, Fairbanks Capital Corp. v. HERATIO S.  
KREISCHER  
Columbia County Court of Common Pleas No. 2003-CV-983  
Sheriff's Sale conducted on October 27, 2004

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**MEMORANDUM**

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Dear Sheriff:

Attached to this Memorandum, please find our firm's check (41313) made payable to the Sheriff of Columbia County in the amount of \$2,592.87, representing the outstanding costs due to the Sheriff's Department for conducting the aforementioned sale.

Please note that the Grantee on the Sheriff's Deed should read precisely as follows:

**JP Morgan Chase Bank (f/k/a The Chase Manhattan Bank), as trustee for  
IMC Home Equity Loan Trust 1998-1  
3815 South West Temple, Salt Lake City UT 84115**

Please feel free to contact me if you have any questions regarding this matter.

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

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

**See Reverse for Instructions**

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name The Law Offices of Barbara A. Fein, P.C. Telephone No. (215) 653-7450  
Street Address 425 Commerce Drive, Suite 100 City Fort Washington State PA Zip Code 19034

**B. TRANSFER DATA**

Grantor(s)/Lessor(s) Harry A. Roadarmel, Jr., Sheriff	Date of Acceptance of Document
Grantee(s)/Lessee(s) The Chase Manhattan Bank, As Trustee Of IMC Home Equity Loan Trust 1998-1 Under the pooling and servicing agreement dated as of March 1, 1998	
Street Address Courthouse P.O. Box 380	Street Address 3815 South West Temple
City Bloomsburg	City Salt Lake City
State PA	State UT
Zip Code 17815	Zip Code 84115-19040

**C. PROPERTY LOCATION**

Street Address 1654 Steel Street City, Township, Borough Borough of Berwick  
County Columbia School District Berwick Area Tax Parcel Number 04D-5-176

**D. VALUATION DATA**

1. Actual Cash Consideration \$3,865.56	2. Other Consideration \$ 0.00	3. Total Consideration \$3,865.56
4. County Assessed Value \$19,000.00	5. Common Level Ratio Factor 3.05	6. Fair Market Value \$57,950.00

**E. EXEMPTION DATA**

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

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

- ☐ Will or intestate succession \_\_\_\_\_  
☐ 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)  
☐ Transfer 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 holder of a mortgage in default. Mortgage Book Number 675, Page Number 972.  
☐ Corrective or confirmatory deed. (Attach complete Copy of the Prior deed being corrected or confirmed.)  
☐ Statutory corporate consolidation, merger or division. (Attach copied of articles.)  
☐ Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

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

Signature of Correspondent or Responsible Party

Date

*Carmen Johnson*

Carmen Johnson

November 12, 2004

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

**THE LAW OFFICES OF BARBARA A. FEIN, P.C.**

425 COMMERCE DR., SUITE 100  
FORT WASHINGTON, PA 19034-2407  
(215) 653-7450

41319

3-7615-360

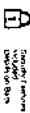
EXPLANATION	AMOUNT

PAY AMOUNT OF Two thousand five hundred thirty two 87 DOLLARS.

CHECK AMOUNT

\$2,592.87

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
11-12-04	Columbia County Sheriff's Dept	Kreischer 03-8898	41319



Security Features  
Check for Bank



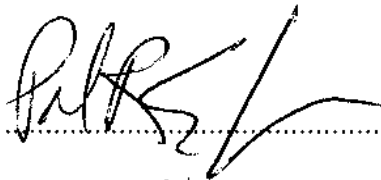
CITIZENS BANK  
Pennsylvania

⑈0041319⑈ ⑆036076150⑆ 6101548736⑆

VOID AFTER 120 DAYS  
*M. L. Fein*

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, President, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenuc, 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 October 6, 13, 20, 2004 exactly as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



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



Commonwealth of Pennsylvania  
(Notary Public)  
Notary Seal  
My commission expires  
Sevin L. Aschenfelder, 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.

.....

<p>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.</p>	<p>Article Addressed to:</p> <p>PA American Water Co.          702 S. Front St.          Milton, PA 17847</p>	<p>Article Number</p> <p>Transfer from service label)</p> <p>3811 August 2004</p>	<p>7003</p>
--	---	---	-------------

Chase Manhattan Bank  
P.O. Box 1900  
Hatboro, PA 19040

---

2. Article Number  
(Transfer from service label)

7003 0

---

PS Form 3811, August 2001

Domestic Return

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

600 0001 9055 9372

Receipt

2ACPRI-03-Z-098

Article Addressed to:  
COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE-ATTN: SHE  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 281230  
HARRISBURG, PA 17128-1230

SENDER: COMPLETE THIS SECTION	
<ul style="list-style-type: none"><li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>	
1. Article Addressed to:	
Commonwealth of PA PO Box 2675 Harrisburg, PA 17105	
2. Article Number	7003 0
(Transfer from service label)	
PS Form 3811, August 2001	
Domestic Return Receipt	

COMPLETE THIS SECTION ON DELIVERY	
A. Signature	<input type="checkbox"/> Agent
X	135 AUG 17 2000
B. Received by ( Printed Name )	C. Date of Delivery
Terrence A Doyle	
Is delivery address different from item 1?	<input type="checkbox"/> Yes
if YES, enter delivery address below:	<input type="checkbox"/> No
Terrence A Doyle	
3. Service Type	
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.
4. Restricted Delivery? (Extra Fee)	<input type="checkbox"/> Yes
500 0001 9055 9389	



THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen D. Little, Esquire / I.D. No. 79992  
Suite 100, 425 Commerce Drive  
Fort Washington, PA 19034  
(215) 653-7450  
Attorney for Plaintiff

THE CHASE MANHATTAN BANK, As  
Trustee Of IMC Home Equity Loan Trust  
1998-1 Under The Pooling and Servicing  
Agreement dated as of March 1, 1998, By  
And Through Its Loan Servicing Agent,  
Fairbanks Capital Corp.,  
Plaintiff,

v.

HERATIO S. KREISCHER,  
Defendant.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 2004-ED-135

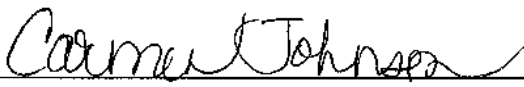
CERTIFICATION OF NOTICES OF SALE TO LIENHOLDERS

I, Carmen Johnson, Paralegal to Barbara A. Fein, Esquire, attorney for Plaintiff, hereby certify that upon information and belief, diligent efforts have been made to identify all persons/entities having mortgages, judgments, liens, or other interest in the subject premises of the foreclosure proceeding, and that such persons/entities have been sent Notices of Sheriff's Sale (attached hereto as Exhibit "A") and that said Notices were duly served upon them in accordance with Pennsylvania Rule of Civil Procedure Rule 3129. (Proof of mailing with a postmark date of September 24, 2004 is appended hereto and incorporated herein by reference as Exhibit "B").

I declare under penalty of perjury that the foregoing is true and correct.

October 4, 2004

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

  
BY: Carmen Johnson, Paralegal  
to Barbara A. Fein, Esquire  
Attorney for Plaintiff

**BARBARA A. FEIN**  
**ATTORNEY-AT-LAW**  
SUITE 100, 425 COMMERCE DRIVE  
FORT WASHINGTON, PA 19034  
(215) 653-7450

FAX (215) 6543-7454

NOTICE OF COLUMBIA COUNTY SHERIFF'S SALE

TO: All Parties in Interest and Claimants

OWNER(S): Heratio S. Kreischer

PROPERTY: 1654 Steel Street  
the Borough of Berwick  
Columbia County, PA

Improvements:  
Ranch Style Residential  
Dwelling

Columbia County  
CCP No. 2003-CV-983

Please be advised that the above captioned property (and any improvements thereon) is scheduled to be sold by the Columbia County Sheriff's Department on October 27, 2004 at 10 a.m., at the Columbia County Court, P. O. Box 380, Bloomsburg, PA 17815. This sale is scheduled pursuant to a judgment entered in the amount of \$75,410.63 in the Court of Common Pleas for Columbia County.

Our records indicate that you may hold a mortgage or judgment on the property which may be extinguished (removed) by the sale. You may wish to attend the sale to protect your interests.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule. You may call the Columbia County Sheriff's Department at (570) 389-5624 for the date on which the distribution schedule will be posted.

Sincerely,

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

Barbara A. Fein, Esquire  
Attorney for Plaintiff

Dated: July 21, 2004



File No. 02-8878

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of Steele Street at the northeasterly corner of Lot No. 181; thence in an easterly direction along the southerly side of Steele Street, Sixty-five (65) feet to a corner in line of land now or late of Thomas T. Keller et ux; thence along other land now or late of Thomas T. Keller et ux in a southerly direction, Eighty (80) feet to line of land now or late of Thomas T. Keller et ux; thence in a westerly direction parallel to the first course herein, Sixty-five (65) feet to the easterly line of Lot No. 181 aforesaid; thence in a northerly direction along the easterly line of Lot No. 181, Eighty (80) feet to the southerly side of Steele Street, the place of beginning. Being the northerly half of Lot No. 182 and a portion of Lot No. 183 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

BEING THE SAME PREMISES conveyed by Harold F. Hopper and Martha V. Hopper, to Horatio S. Kreisher and Gertrude A. Kreischer, by Deed dated June 21, 1965 and recorded on June 22, 1965 in the Columbia County Recorder of Deeds Office at Deed Book Volume 229, Page 40.

AND THE SAID Gertrude A. Kreisher died on July 18, 1988 whereby title to said premises became vested in Horatio S. Kreischer by right of survivorship.

HAVING thereon erected a One Story Single Family Residential Dwelling

BEING KNOWN AS :1654 Steel Street, Berwick, PA 18603

TAX PARCEL NO. 04D-05-176

NAME AND ADDRESS OF SENDER

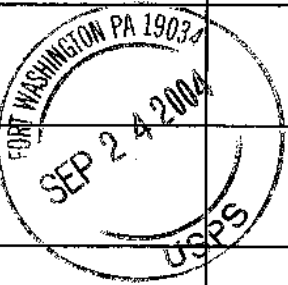
The Law Offices of Barbara A. Fein, P.C.  
425 Commerce Drive, Suite 100  
Fort Washington, PA 19034

Indicate type of mail Registered  
☐ Insured  
☐ C.O.D.  
☐ Certified ☐ Express Mail

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

CJ KREISCHER-3878 2 OF 2  
Affix stamps here if issued as certificate of mailing or for additional copies of this bill.  
POSTMARK AND DATE OF RECEIPT

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regis.)	Insured Value	Due Sender If C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Def. Fee Remarks
1		Columbia County Domestic Relations Columbia County Courthouse P. O. Box 380 Bloomsburg, PA 17815	37¢	25¢								
2		Commonwealth of Pennsylvania Department of Public Welfare P.O. Box 2675 Harrisburg, PA 17105	37¢	25¢								
3		Commonwealth of Pennsylvania Department of Revenue Inheritance Tax Division Bureau of Compliance ATTN: Jeff Griffin, Esquire Department #280946 Harrisburg, PA 17128	37¢	25¢								
4		The Internal Revenue Service Special Procedures Branch Federated Investors Tower Thirteenth Fl., Suite 1300 1001 Liberty Ave. Pittsburgh, PA 15222	37¢	25¢								
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	POSTMASTER, PER (Name of receiving employee)									
4		4	<p>The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to 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, \$400 for COD and \$400 for Insured Mail. Special handling charges apply on to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.</p>									



FORM MUST BE COMPLETED BY TYPEWRITER, INC OR BALL POINT PEN

\* U.S. Government Printing Office 1983-396-297

EXHIBIT "B"


NAME AND ADDRESS OF SENDER

**The Law Offices of Barbara A. Fein, P.C.**  
**425 Commerce Drive, Suite 100**  
**Fort Washington, PA 19034**

Indicate type of mail Registered  
☐ Insured  
☐ C.O.D.  
☐ Certified  
☐ Express Mail

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

CU AFFIX stamps here if issued as certificate of mailing or for additional copies of this bill.  
 POSTMARK AND DATE OF RECEIPT

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regs.)	Insured Value	Due Sender If C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Def. Fee Remarks
1		Berwick Area Joint Sewer Authority 344 Market Street Berwick, PA 18603		25¢								
2		Pennsylvania-American Water Co. Local Office 702 S. Front Street Milton, PA 17847	37¢	25¢								
3		Pennsylvania-American Water Co. Regional Office Local Office 852 Wesley Drive Mechanicsburg, PA 17055	37¢	25¢								
4		Connie Gingham 1615 Lincoln Avenue Berwick, PA 18603	37¢	25¢								
5		Columbia County Tax Claim Bureau 35 W. Main Street Bloomsburg, PA 17815	37¢	25¢								
6		Tenant/Occupant 1654 Steel Street Berwick, PA 18603	37¢	25¢								
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	POSTMASTER, PER (Name of receiving employee)									
6		4										

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to 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; \$400 for COD and \$400 for Insured Mail. Special handling charges apply on to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.

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\* U.S. Government Printing Office 1983-396-297

EXHIBIT "B"

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen D. Little, Esquire / I.D. No. 79992  
Suite 100, 425 Commerce Drive  
Fort Washington, PA 19034  
(215) 653-7450  
Attorney for Plaintiff

COPY

THE CHASE MANHATTAN BANK, As  
Trustee Of IMC Home Equity Loan Trust  
1998-1 Under The Pooling and Servicing  
Agreement dated as of March 1, 1998, By  
And Through Its Loan Servicing Agent,  
Fairbanks Capital Corp.,  
Plaintiff,

v.

HERATIO S. KREISCHER,  
Defendant.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 2004-ED-135

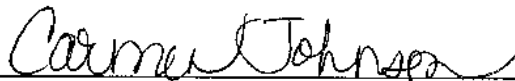
CERTIFICATION OF NOTICES OF SALE TO LIENHOLDERS

I, Carmen Johnson, Paralegal to Barbara A. Fein, Esquire, attorney for Plaintiff, hereby certify that upon information and belief, diligent efforts have been made to identify all persons/entities having mortgages, judgments, liens, or other interest in the subject premises of the foreclosure proceeding, and that such persons/entities have been sent Notices of Sheriff's Sale (attached hereto as Exhibit "A") and that said Notices were duly served upon them in accordance with Pennsylvania Rule of Civil Procedure Rule 3129. (Proof of mailing with a postmark date of September 24, 2004 is appended hereto and incorporated herein by reference as Exhibit "B").

I declare under penalty of perjury that the foregoing is true and correct.

October 4, 2004

THE LAW OFFICES OF BARBARA A. FEIN, P.C.



BY: Carmen Johnson, Paralegal  
to Barbara A. Fein, Esquire  
Attorney for Plaintiff

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.

THE CHASE MANHATTAN BANK

VS.

HERATIO S. KREISCHER

WRIT OF EXECUTION #135 OF 2004 ED

POSTING OF PROPERTY

SEPTEMBER 23, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF HERATIO S. KREISCHER AT 1654 STEEL STREET BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

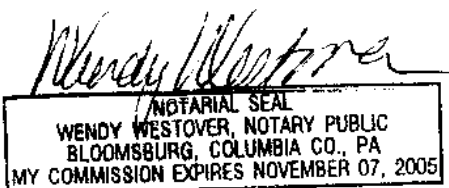
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23<sup>RD</sup> DAY OF SEPTEMBER 2004



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

THE CHASE MANHATTAN BANK, AS  
TRUSTEE OF IMC HOME EQUITY LOAN  
TRUST 1998-1 UNDER THE POOLING AND  
SERVICING AGREEMENT DATED AS OF  
MARCH 1, 1998, BY AND THROUGH ITS  
LOAN SERVICING AGENT, FAIRBANKS  
CAPITAL CORP.

Docket # 135ED2004

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

HERATIO S. KREISCHER

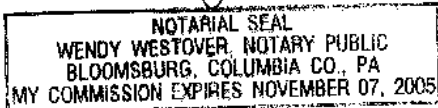
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, AUGUST 16, 2004, AT 5:45 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON HERATIO KREISCHER AT 1654 STEEL  
STREET, BERWICK BY HANDING TO HERATION KREISCHER, , 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 WEDNESDAY, AUGUST 25, 2004

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





X

\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X

  
\_\_\_\_\_  
P. D'ANGELO  
DEPUTY SHERIFF



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/29/2004

SERVICE# 1 - OF - 16 SERVICES  
DOCKET # 135ED2004

PLAINTIFF

THE CHASE MANHATTAN BANK, AS TRUSTEE OF IMC  
HOME EQUITY LOAN TRUST 1998-1 UNDER THE  
POOLING AND SERVICING AGREEMENT DATED AS OF  
MARCH 1, 1998, BY AND THROUGH ITS LOAN  
SERVICING AGENT, FAIRBANKS CATPITAL CORP.

DEFENDANT

HERATIO S. KREISCHER

PERSON/CORP TO SERVED
HERATIO KREISCHER
1654 STEEL STREET
BERWICK

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON HERATIO KREISCHER

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

DATE 08.16.04 TIME 1745 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

For DAB DATE 08.16.04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
 DATE RECEIVED 7/29/2004

SERVICE# 8 - OF - 16 SERVICES  
 DOCKET # 135ED2004

PLAINTIFF

THE CHASE MANHATTAN BANK, AS TRUSTEE OF IMC  
 HOME EQUITY LOAN TRUST 1998-1 UNDER THE  
 POOLING AND SERVICING AGREEMENT DATED AS OF  
 MARCH 1, 1998, BY AND THROUGH ITS LOAN  
 SERVICING AGENT, FAIRBANKS CATPITAL CORP.

DEFENDANT

HERATIO S. KREISCHER

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 08-16-04 TIME 1725 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
 DATE

TIME

OFFICER

REMARKS


DEPUTY

Tim M

DATE

08-16-04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/29/2004

SERVICE# 9 - OF - 16 SERVICES  
DOCKET # 135ED2004

PLAINTIFF

THE CHASE MANHATTAN BANK, AS TRUSTEE OF IMC  
HOME EQUITY LOAN TRUST 1998-1 UNDER THE  
POOLING AND SERVICING AGREEMENT DATED AS OF  
MARCH 1, 1998, BY AND THROUGH ITS LOAN  
SERVICING AGENT, FAIRBANKS CATPITAL CORP.

DEFENDANT

HERATIO S. KREISCHER

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

SERVED UPON KELLY GREEN

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

DATE 08.17.04 TIME 0920 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

Flan Dole

DATE 08.17.04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/29/2004

SERVICE# 10 - OF - 16 SERVICES  
DOCKET # 135ED2004

PLAINTIFF THE CHASE MANHATTAN BANK, AS TRUSTEE OF IMC  
HOME EQUITY LOAN TRUST 1998-1 UNDER THE  
POOLING AND SERVICING AGREEMENT DATED AS OF  
MARCH 1, 1998, BY AND THROUGH ITS LOAN  
SERVICING AGENT, FAIRBANKS CATPITAL CORP.

DEFENDANT HERATIO S. KREISCHER

PERSON/CORP TO SERVED	PAPERS TO SERVED
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

SERVED UPON *Heratio S. Kreischer*

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

DATE 8-17-04 TIME 0940 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. L. [Signature]* DATE 8-17-04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/29/2004

SERVICE# 13 - OF - 16 SERVICES  
DOCKET # 135ED2004

PLAINTIFF

THE CHASE MANHATTAN BANK, AS TRUSTEE OF IMC  
HOME EQUITY LOAN TRUST 1998-1 UNDER THE  
POOLING AND SERVICING AGREEMENT DATED AS OF  
MARCH 1, 1998, BY AND THROUGH ITS LOAN  
SERVICING AGENT, FAIRBANKS CATPITAL CORP.

DEFENDANT

HERATIO S. KREISCHER

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

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Renee Newhart

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

DATE 8-16-04 TIME 1535 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

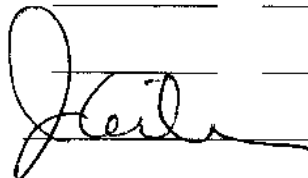
TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY



DATE \_\_\_\_\_

**Tax Notice** 2004 County & Municipality

BERWICK BORO

**MAKE CHECKS PAYABLE TO:**

Connie C Gingham  
1615 Lincoln Avenue  
Berwick PA 18603

**HOURS:** MON, TUE THUR & FRI : 9:30AM - 4PM  
CLOSED WEDNESDAY & HOLIDAYS.

CLOSED FRIDAY AFTER DISCOUNT

**PHONE:** 570-752-7442

FOR COLUMBIA COUNTY

DATE 03/01/2004

BILL NO. 4478

DESCRIPTION	ASSESSMENT	M.I.U.S.	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	19,000	5,646	105.12	107.27	118.00
SINKING		845	15.74	16.06	17.67
LIGHT		.75	13.96	14.25	14.96
FIRE		1.25	23.27	23.75	24.94
BORO RE		6.1	113.58	115.90	121.70

The discount & penalty have been calculated for your convenience

**PAY THIS AMOUNT**

271.67  
April 30  
If paid on or before

277.23  
June 30  
If paid on or before

297.27  
June 30  
If paid after

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

KREISCHER HORATIO S & GERTRUD  
1654 STEELE STREET  
BERWICK PA 18603

Discount 2%  
Penalty 10%  
PARCEL: 04D-05-176-00,000

This tax returned to courthouse on: January 1, 2005

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

1194 Acres Land 2,500  
Buildings 16,500  
Total Assessment 19,000

FILE COPY

**TAX NOTICE** 2004 SCHOOL REAL ESTATE

BERWICK BOROUGH

**MAKE CHECKS PAYABLE TO:**

CONNIE C. GINGHER  
1615 LINCOLN AVENUE  
BERWICK, PA 18603

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

FOR BERWICK AREA SCHOOL DISTRICT					DATE 08/01/2004	BILL# 002250
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	INC. PENALTY	
REAL ESTATE	19000	39.400	733.63	748.60	823.46	
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt Payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE						
<b>PAY THIS AMOUNT</b>			733.63	748.60	823.46	
IF PAID ON OR BEFORE	Sept 30	IF PAID ON OR BEFORE	Nov 30	IF PAID AFTER	Dec 1-15	

KREISCHER HORATIO S & GERTRUD

1654 STEELE STREET  
BERWICK PA 18603

T  
O

PROPERTY DESCRIPTION		ACCT.	7235
PARCEL 04D05 17600000			
LAND	0.12 ACRES	2500.00	
	0.12 ACRES	16500.00	

THIS TAX RETURNED TO COURT HOUSE: December 15, 2004

Original

155



August 17, 2004

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

**THE CHASE MANHATTAN BANK, AS TRUSTEE OF IMC HOME  
EQUITY LOAN TRUST 1998-1 UNDER THE POOLING AND  
SERVICING AGREEMENT DATED AS OF MARCH 1, 1998, BY AND  
THROUGH ITS LOAN SERVICING AGENT, FAIRBANKS CAPITAL  
CORP.**

VS

**HERATIO S. KREISCHER**

**DOCKET # 135ED2004**

**JD # 983JD2003**

Dear Timothy:

The outstanding balance on sewer account #134084 for the property located at  
1654 Steel Street, Berwick, Pa through October 2004 is \$126.00

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

# REAL ESTATE OUTLINE

ED # 135-af

DATE RECEIVED 7-29-04  
DOCKET AND INDEX 8-13-04  
SET FILE FOLDER UP 8-13-04

## 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# 39299

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

SALE DATE Oct. 27, 04 TIME 1000  
POSTING DATE Sept. 23, 04  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Oct, 6  
2<sup>ND</sup> WEEK 13  
3<sup>RD</sup> WEEK 20, 04



# SHERIFF'S SALE

WEDNESDAY OCTOBER 27, 2004 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 135 OF 2004 ED AND CIVIL WRIT NO. 983 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of Steele Street at the northeasterly corner of Lot No. 181; thence in an easterly direction along the southerly side of Steele Street, Sixty-five (65) feet to a corner in line of land now or late of Thomas T. Keller et ux; thence along other land now or late of Thomas T. Keller et ux in a southerly direction, Eighty (80) feet to line of land now or late of Thomas T. Keller et ux; thence in a westerly direction parallel to the first course herein, Sixty-five (65) feet to the easterly line of Lot No. 181 aforesaid; thence in a northerly direction along the easterly line of Lot No. 181, Eighty (80) feet to the southerly side of Steele Street, the place of beginning. Being the northerly half of Lot No. 182 and a portion of Lot No. 183 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

BEING THE SAME PREMISES conveyed by Harold F. Hopper and Martha V. Hopper, to Horatio S. Kreischer and Gertrude A. Kreischer, by Deed dated June 21, 1965 and recorded on June 22, 1965 in the Columbia County Recorder of Deeds Office at Deed Book Volume 229, Page 40.

AND THE SAID Gertrude A. Kreischer died on July 18, 1988 whereby title to said premises became vested in Horatio S. Kreischer by right of survivorship.

HAVING thereon erected a One Story Single Family Residential Dwelling.

BEING KNOWN AS: 1654 Steel Street, Berwick, PA 18603

TAX PARCEL NO. 04D-05-176

## TERMS OF SALE

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

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

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

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

Plaintiff's Attorney  
Barbara A. Fein  
425 Commerce Way  
Fort Washington, PA 19034

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY OCTOBER 27, 2004 AT 10:00 AM

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BEING THE SAME PREMISES conveyed by Harold F. Hopper and Martha V. Hopper, to Horatio S. Kreischer and Gertrude A. Kreischer, by Deed dated June 21, 1965 and recorded on June 22, 1965 in the Columbia County Recorder of Deeds Office at Deed Book Volume 229, Page 40.

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HAVING thereon erected a One Story Single Family Residential Dwelling.

BEING KNOWN AS: 1654 Steel Street, Berwick, PA 18603

TAX PARCEL NO. 04D-05-176

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Plaintiff's Attorney  
Barbara A. Fein  
425 Commerce Way  
Fort Washington, PA 19034

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

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TAX PARCEL NO. 04D-05-176

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Plaintiff's Attorney  
Barbara A. Fein  
425 Commerce Way  
Fort Washington, PA 19034

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

THE LAW OFFICES OF  
BARBARA A. FEIN, P.C.

NEW JERSEY OFFICE  
20000 Horizon Way, Suite 900  
Mount Laurel, New Jersey 08054-4318  
----  
(609) 667-6440

Barbara A. Fein, Esquire  
Kristen J. DiPaolo, Esquire

*Member of Pennsylvania  
and New Jersey Bars*

Suite 100  
425 Commerce Drive  
Fort Washington, PA 19034

-----  
(215) 653-7450

FAX: (215) 653-7454  
-----

July 21, 2004

PITTSBURGH OFFICE  
110 Atwood Street  
PMB # 680  
Pittsburgh, PA 15213  
-----

(724) 361-8286

File No. 02-8878

Columbia County Sheriff's Department  
Columbia County Court House  
P. O. Box 380  
Bloomsburg, PA 17815

RE: The Chase Manhattan Bank, As Trustee Of IMC Home  
Equity Loan Trust 1998-1 Under the pooling and servicing  
agreement dated as of March 1, 1998, By and Through Its Loan  
Servicing Agent, Fairbanks Capital Corp. v. Heratio S. Kreischer  
Columbia County Court of Common Pleas No. 2003-CV-983

Dear Sir:

We would like to schedule the subject real property for Columbia County Sheriff's Sale.

We have asked the Columbia County Prothonotary to issue the Writ of Execution and forward to your office together with this package.

We are enclosing a check in the amount of \$1,350.00 to cover the deposit costs along with the following necessary documents:

- Original Writ of Execution plus 2 extra copies;
- Notices of Sheriff's Sale (one for each Defendant and 3 extra);
- Instructions on service and posting;
- An original Affidavit pursuant to Rule 3129.1;

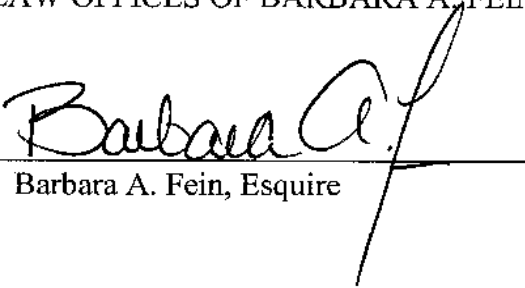
- An Affidavit of Non-Military Service;
- Waiver of Watchman;
- Certification of Addresses;
- Five (5) copies of the legal description.

Thank you for your anticipated assistance in this matter.

Sincerely,

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:

  
Barbara A. Fein, Esquire

**BARBARA A. FEIN**  
**ATTORNEY-AT-LAW**

Suite 100  
425 Commerce Drive  
Fort Washington, PA 19034

(215) 653-7450

FAX (215) 653-7454

TO: Jessica McVittie, Paralegal to  
Barbara A. Fein, Esq.

FROM: The Columbia County Sheriff's Office  
Real Estate Deputy / Sheriff's Sales

DATE: \_\_\_\_\_

RE: The Chase Manhattan Bank, As Trustee Of IMC Home  
Equity Loan Trust 1998-1 Under the pooling and servicing agreement  
dated as of March 1, 1998, By and Through Its Loan Servicing Agent,  
Fairbanks Capital Corp. v. Heratio S. Kreischer  
Columbia County Court of Common Pleas No. 2003-CV-983  
Your File No. 02-8878

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**MEMORANDUM**

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PLEASE BE ADVISED THAT THE SHERIFF'S SALE FOR THE ABOVE REFERENCED  
MATTER HAS BEEN SCHEDULED FOR:

Wednesday, \_\_\_\_\_, 20\_\_\_\_

AT \_\_\_\_\_.

WRIT OF EXECUTION -- (MORTGAGE FORECLOSURE)  
Pa. R.C.P. 3180 to 3183 and RULE 3257

THE CHASE MANHATTAN BANK, As  
Trustee Of IMC Home Equity Loan Trust  
1998-1 Under The Pooling and Servicing  
Agreement dated as of March 1, 1998, By  
And Through Its Loan Servicing Agent,  
Fairbanks Capital Corp.,  
Plaintiff,

v.

HERATIO S. KREISCHER,  
Defendant.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 2003-CV-983

*2004-ED-135*

Commonwealth of Pennsylvania  
County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

Real property situated at: 1654 Steel Street, within the  
the Borough of Berwick, Columbia County,  
Tax Parcel Identification Number: 04D-5-176  
Current title holder: Heratio S. Kreischer

AMOUNT DUE ..... \$ 75,410.63

INTEREST FROM October 28, 2003 ..... \$ \_\_\_\_\_

TOTAL ..... \$ \_\_\_\_\_

Plus costs as endorsed.

*Fanni B. Kline*

Prothonotary, Common Pleas Court of  
Columbia County, Pennsylvania

Dated:

*7/29/2004*

(SEAL)

BY: *Elizabeth A. Brennan*  
Deputy

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
Suite 100, 425 Commerce Drive  
Fort Washington, PA 19034  
(215) 653-7450  
Attorney for Plaintiff

THE CHASE MANHATTAN BANK, As  
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COLUMBIA COUNTY

NO. 2003-CV-983

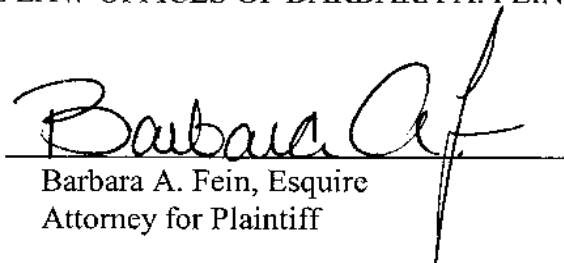
*2004-ED-135*

#### WAIVER OF WATCHMAN

I, Barbara A. Fein, Esquire, Attorney for Plaintiff The Chase Manhattan Bank, As Trustee Of IMC Home Equity Loan Trust 1998-1 Under the pooling and servicing agreement dated as of March 1, 1998, By and Through Its Loan Servicing Agent, Fairbanks Capital Corp., hereby certify on behalf of the Plaintiff that it waives any liability or responsibility as against the Sheriff of Columbia County, his deputies or agents, whomsoever, who levy against the subject property of this action, and further certifies that the Plaintiff acknowledges and understands that the Sheriff or Deputy is not liable in any way for protecting the property before the Sheriff's Sale.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:

  
Barbara A. Fein, Esquire  
Attorney for Plaintiff



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Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
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(215) 653-7450  
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Fairbanks Capital Corp.,  
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COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 2003-CV-983

*2004-ED-135*

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA :  
: S.S.:  
COUNTY OF MONTGOMERY :

THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by us either as Plaintiff or as servicing agent of the Plaintiff herein named and that the above named Defendants are not in the Military or Naval Service of the United States of America or its Allies as defined under the Soldiers and Sailors Civil Relief Act of 1940, as amended, and that the age and last known residence and employment of each Defendant are as follows:

Defendant : Heratio S. Kreischer  
Age : Over 18  
Residence : 1654 Steel Street, Berwick, PA 18603  
Employment : Unknown

Sworn to and subscribed  
before me this 22nd  
day of July, 2004.

J. McVittie  
Notary Public

Notarial Seal  
Jessica McVittie, Notary Public  
Upper Dublin Twp., Montgomery County  
My Commission Expires Jan. 11, 2006

Barbara A. Fein  
Barbara A. Fein, Esquire  
Attorney for Plaintiff

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
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And Through Its Loan Servicing Agent,  
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HERATIO S. KREISCHER,  
Defendant.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 2003-CV-983

*2004-ED-135*

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the attorney of record for the Plaintiff The Chase Manhattan Bank, As Trustee Of IMC Home Equity Loan Trust 1998-1 Under the pooling and servicing agreement dated as of March 1, 1998, By and Through Its Loan Servicing Agent, Fairbanks Capital Corp. in this action against real property and I further certify that this property is:

- ☐ FHA -- Tenant Occupied or Vacant  
☒ That the Plaintiff has complied in all respects with Section 403 of the HOMEOWNERS' EMERGENCY MORTGAGE ASSISTANCE ACT OF 1983 which may include but is not limited to:
- (a) Service of notice on Defendant
  - (b) Expiration of thirty days since the service of the Notice
  - (c) Defendant's failure to request or to appear at a face-to-face meeting with the Mortgagee or with a Consumer Credit Counseling Agency
  - (d) Defendant's failure to file an application for financial assistance with the Pennsylvania Housing Finance Agency.

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

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:

*Barbara A. Fein*

Barbara A. Fein, Esquire  
Attorney for Plaintiff

**CERTIFICATE TO SHERIFF**  
(Please check appropriate square in each section)

SHERIFF'S OFFICE  
Columbia County Court House  
P. O. Box 380  
Bloomsburg, PA 17815

THE CHASE MANHATTAN BANK, As  
Trustee Of IMC Home Equity Loan Trust  
1998-1 Under The Pooling and Servicing  
Agreement dated as of March 1, 1998, By  
And Through Its Loan Servicing Agent,  
Fairbanks Capital Corp.  
Plaintiff,

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 2003-CV-983

*2004-ED-135*

v.

HERATIO S. KREISCHER  
Defendant.

**CERTIFICATION PURSUANT TO PA RCP RULE 3123(a)**

I HEREBY CERTIFY THAT:

1. The judgment entered in the above matter is based on a mortgage foreclosure action.
2. The Defendant(s) own the property being exposed to sale as:  
☒ An Individual  
☐ Tenants by the entireties  
☐ Joint tenants with rights of survivorship  
☐ A Partnership  
☐ Tenants in Common  
☐ A corporation
3. The Defendant(s) is (are):  
☒ Resident in the Commonwealth of Pennsylvania  
☐ Not resident in the Commonwealth of Pennsylvania  
☐ If more than one Defendant and either A or B above not applicable, state which Defendants are residents of the Commonwealth of Pennsylvania.  
Residents: \_\_\_\_\_  
\_\_\_\_\_

Dated: July 21, 2004

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

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

*Barbara A. Fein*  
Barbara A. Fein, Esquire  
Attorney for Plaintiff  
Attorney I.D. No. 53002

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
Suite 100, 425 Commerce Drive  
Fort Washington, PA 19034  
(215) 653-7450  
Attorney for Plaintiff

THE CHASE MANHATTAN BANK, As  
Trustee Of IMC Home Equity Loan Trust  
1998-1 Under The Pooling and Servicing  
Agreement dated as of March 1, 1998, By  
And Through Its Loan Servicing Agent,  
Fairbanks Capital Corp.,  
Plaintiff,

v.

HERATIO S. KREISCHER,  
Defendant.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 2003-CV-983

*2004-ED-135*

AFFIDAVIT UNDER PA. RCP RULE 3129

The Chase Manhattan Bank, As Trustee Of IMC Home Equity Loan Trust 1998-1 Under the pooling and servicing agreement dated as of March 1, 1998, By and Through Its Loan Servicing Agent, Fairbanks Capital Corp., Plaintiff in the above captioned mortgage foreclosure action, sets forth as of the date the praecipe for the Writ of Execution was filed, the following information concerning the real property located at 1654 Steel Street, the Borough of Berwick, Columbia County, PA, was true and correct to the best of its knowledge, information and belief.

1. Name and address of each Owner and/or Reputed Owner:

Heratio S. Kreischer  
1654 Steel Street  
Berwick, PA 18603

2. Name and address of each Defendant named in the judgment:

Heratio S. Kreischer  
1654 Steel Street  
Berwick, PA 18603

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

Berwick Area Joint Sewer Authority  
344 Market Street  
Berwick, PA 18603

Pennsylvania-American Water Co.  
Regional Office Local Office  
852 Wesley Drive  
Mechanicsburg, PA 17055

Pennsylvania-American Water Co.  
Local Office  
702 S Front Street  
Milton, PA 17847

Connie Gingher  
1615 Lincoln Avenue  
Berwick, PA 18603

Columbia County Tax Claim Bureau  
35 W. Main Street  
Bloomsburg, PA 17815

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

The Chase Manhattan Bank, As Trustee, Plaintiff  
c/o Fairbanks Capital Corp.  
338 South Warminster Road  
P.O. Box 1900  
Hatboro, PA 19040

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

None

6. Name and address of every other person or entity which 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 may have an interest in the property which may be affected by the sale:

Tenant/Occupant  
1654 Steel Street  
Berwick, PA 18603

Columbia County Domestic Relations  
Columbia County Courthouse  
P. O. Box 380  
Bloomsburg, PA 17815

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

Commonwealth of Pennsylvania  
Department of Revenue  
Inheritance Tax Division  
Bureau of Compliance  
ATTN: Jeff Griffin, Esquire  
Department #280946  
Harrisburg, PA 17128

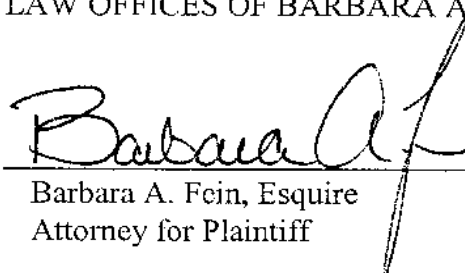
The Internal Revenue Service  
Special Procedures Branch  
Federated Investors Tower  
Thirteenth Fl., Suite 1300  
1001 Liberty Ave.  
Pittsburgh, PA 15222

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. Section 4904 relating to unsworn falsification to authorities.

Date: July 21, 2004

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:

  
Barbara A. Fein, Esquire  
Attorney for Plaintiff

# **THE LAW OFFICES OF BARBARA A. FEIN, P.C.**

## **ATTORNEY-AT-LAW**

425 Commerce Drive, Suite 100

Fort Washington, PA 19034

(215) 653-7450

FAX (215) 653-7454

TO: Columbia County Sheriff's Department

FROM: Jessica McVittie, Paralegal to Barbara A. Fein, Esquire  
Ext. 121

DATE: July 21, 2004

RE: THE CHASE MANHATTAN BANK, As Trustee  
Of IMC Home Equity Loan Trust 1998-1 Under The Pooling and Servicing  
Agreement dated as of March 1, 1998, By And Through Its Loan Servicing Agent,  
Fairbanks Capital Corp. v. Heratio S. Kreischer  
Bradford County Court of Common Pleas Docket No. 2003-CV-983  
Mortgaged Premises: 1654 Steel Street, Berwick, Borough of Berwick, PA 18603

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### **MEMORANDUM**

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Our Law Firm represents the Plaintiff in the above entitled matter. On our client's behalf, we have scheduled a Sheriff's Sale of the Mortgaged Premises.

In accordance with Pennsylvania statutes, kindly effectuate personal service of the Notice of Sheriff's Sale and Writ of Execution upon the parties specified below (i.e., upon the persons named or adults in charge of residence):

Heratio S. Kreischer  
1654 Steel Street  
Berwick, PA 18603

Handbill (Posted)  
1654 Steel Street, Berwick, PA 18603

Please also advertise the Sheriff's Sale

I am also enclosing a self-addressed, stamped envelope which will facilitate your return of proofs of service. Thank you for your anticipated assistance. Please feel free to contact me if you have any questions regarding this matter.

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
Suite 100, 425 Commerce Drive  
Fort Washington, PA 19034  
(215) 653-7450  
Attorney for Plaintiff

File No. 02-8878

THE CHASE MANHATTAN BANK, As  
Trustee Of IMC Home Equity Loan Trust  
1998-1 Under The Pooling and Servicing  
Agreement dated as of March 1, 1998, By  
And Through Its Loan Servicing Agent,  
Fairbanks Capital Corp.,  
Plaintiff,

v.

HERATIO S. KREISCHER,  
Defendant.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 2003-CV-983

*2004-ED-135*

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Heratio S. Kreischer  
1654 Steel Street  
Berwick, PA 18603

Your house at 1654 Steel Street, Borough of Berwick, Columbia County, is scheduled to be sold on \_\_\_\_\_ by the Columbia County Sheriff's Department at \_\_\_\_\_ O'clock in the Columbia County Courthouse, P. O. Box 380, Bloomsburg, PA 17815 to enforce the Court judgment of \$75,410.63 obtained by Plaintiff The Chase Manhattan Bank, As Trustee Of IMC Home Equity Loan Trust 1998-1 Under the pooling and servicing agreement dated as of March 1, 1998, By and Through Its Loan Servicing Agent, Fairbanks Capital Corp. against you.



NOTICE OF OWNERS' RIGHTS  
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

1. This sale will be canceled if you pay to Plaintiff Mortgagee the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call Jessica McVittie at (215) 653-7450.
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 below 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 Jessica McVittie at (215) 653-7450, or by calling the Columbia County Sheriff's Department at (570) 389-5624.
2. You may be able to petition the Court to set aside the sale if the sale 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 bid in the sale. To find out if this has happened, you may call Jessica McVittie at (215) 653-7450 or by calling the Columbia County Sheriff's Department at (570) 389-5624.
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 had 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 schedule of distribution of the money bid for your house will be filed by the Columbia County Sheriff on or about thirty (30) days. 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 distribution date.
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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service  
Pennsylvania Lawyer Referral Service  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of Steele Street at the northeasterly corner of Lot No. 181; thence in an easterly direction along the southerly side of Steele Street, Sixty-five (65) feet to a corner in line of land now or late of Thomas T. Keller et ux; thence along other land now or late of Thomas T. Keller et ux in a southerly direction, Eighty (80) feet to line of land now or late of Thomas T. Keller et ux; thence in a westerly direction parallel to the first course herein, Sixty-five (65) feet to the easterly line of Lot No. 181 aforesaid; thence in a northerly direction along the easterly line of Lot No. 181, Eighty (80) feet to the southerly side of Steele Street, the place of beginning. Being the northerly half of Lot No. 182 and a portion of Lot No. 183 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

BEING THE SAME PREMISES conveyed by Harold F. Hopper and Martha V. Hopper, to Horatio S. Kreisher and Gertrude A. Kreischer, by Deed dated June 21, 1965 and recorded on June 22, 1965 in the Columbia County Recorder of Deeds Office at Deed Book Volume 229, Page 40.

AND THE SAID Gertrude A. Kreisher died on July 18, 1988 whereby title to said premises became vested in Horatio S. Kreischer by right of survivorship.

HAVING thereon erected a One Story Single Family Residential Dwelling

BEING KNOWN AS :1654 Steel Street, Berwick, PA 18603

TAX PARCEL NO. 04D-05-176

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
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1998-1 Under The Pooling and Servicing  
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HERATIO S. KREISCHER,  
Defendant.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 2003-CV-983

*2004-ED-135*

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Heratio S. Kreischer  
1654 Steel Street  
Berwick, PA 18603

Your house at 1654 Steel Street, Borough of Berwick, Columbia County, is scheduled to be sold on October 27, 2004 by the Columbia County Sheriff's Department at 10:00 am O'clock in the Columbia County Courthouse, P. O. Box 380, Bloomsburg, PA 17815 to enforce the Court judgment of \$75,410.63 obtained by Plaintiff The Chase Manhattan Bank, As Trustee Of IMC Home Equity Loan Trust 1998-1 Under the pooling and servicing agreement dated as of March 1, 1998, By and Through Its Loan Servicing Agent, Fairbanks Capital Corp. against you.

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HAVING thereon erected a One Story Single Family Residential Dwelling

BEING KNOWN AS :1654 Steel Street, Berwick, PA 18603

TAX PARCEL NO. 04D-05-176

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Attorney for Plaintiff

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v.

HERATIO S. KREISCHER,  
Defendant.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 2003-CV-983

*2004-ED-135*

AFFIDAVIT UNDER PA. RCP RULE 3129

The Chase Manhattan Bank, As Trustee Of IMC Home Equity Loan Trust 1998-1 Under the pooling and servicing agreement dated as of March 1, 1998, By and Through Its Loan Servicing Agent, Fairbanks Capital Corp., Plaintiff in the above captioned mortgage foreclosure action, sets forth as of the date the praecipe for the Writ of Execution was filed, the following information concerning the real property located at 1654 Steel Street, the Borough of Berwick, Columbia County, PA, was true and correct to the best of its knowledge, information and belief.

1. Name and address of each Owner and/or Reputed Owner:

Heratio S. Kreischer  
1654 Steel Street  
Berwick, PA 18603

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Heratio S. Kreischer  
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35 W. Main Street  
Bloomsburg, PA 17815

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

The Chase Manhattan Bank, As Trustee, Plaintiff  
c/o Fairbanks Capital Corp.  
338 South Warminster Road  
P.O. Box 1900  
Hatboro, PA 19040

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

None

6. Name and address of every other person or entity which 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 may have an interest in the property which may be affected by the sale:

Tenant/Occupant  
1654 Steel Street  
Berwick, PA 18603

Columbia County Domestic Relations  
Columbia County Courthouse  
P. O. Box 380  
Bloomsburg, PA 17815

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

Commonwealth of Pennsylvania  
Department of Revenue  
Inheritance Tax Division  
Bureau of Compliance  
ATTN: Jeff Griffin, Esquire  
Department #280946  
Harrisburg, PA 17128

The Internal Revenue Service  
Special Procedures Branch  
Federated Investors Tower  
Thirteenth Fl., Suite 1300  
1001 Liberty Ave.  
Pittsburgh, PA 15222

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. Section 4904 relating to unsworn falsification to authorities.

Date: July 21, 2004

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:

A handwritten signature in black ink, appearing to read "Barbara A. Fein", written over a horizontal line.

Barbara A. Fein, Esquire  
Attorney for Plaintiff

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
Suite 100, 425 Commerce Drive  
Fort Washington, PA 19034  
(215) 653-7450  
Attorney for Plaintiff

THE CHASE MANHATTAN BANK, As  
Trustee Of IMC Home Equity Loan Trust  
1998-1 Under The Pooling and Servicing  
Agreement dated as of March 1, 1998, By  
And Through Its Loan Servicing Agent,  
Fairbanks Capital Corp.,  
Plaintiff,

v.

HERATIO S. KREISCHER,  
Defendant.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 2003-CV-983

*2004-ED-135*

AFFIDAVIT UNDER PA. RCP RULE 3129

The Chase Manhattan Bank, As Trustee Of IMC Home Equity Loan Trust 1998-1 Under the pooling and servicing agreement dated as of March 1, 1998, By and Through Its Loan Servicing Agent, Fairbanks Capital Corp., Plaintiff in the above captioned mortgage foreclosure action, sets forth as of the date the praecipe for the Writ of Execution was filed, the following information concerning the real property located at 1654 Steel Street, the Borough of Berwick, Columbia County, PA, was true and correct to the best of its knowledge, information and belief.

1. Name and address of each Owner and/or Reputed Owner:

Heratio S. Kreischer  
1654 Steel Street  
Berwick, PA 18603

2. Name and address of each Defendant named in the judgment:

Heratio S. Kreischer  
1654 Steel Street  
Berwick, PA 18603

THE LAW OFFICES OF BARBARA A. FEIN, P.C.  
Barbara A. Fein, Esquire / I.D. No. 53002  
Kristen J. DiPaolo, Esquire / I.D. No. 79992  
Suite 100, 425 Commerce Drive  
Fort Washington, PA 19034  
(215) 653-7450  
Attorney for Plaintiff

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Defendant.

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO. 2003-CV-983

*2004-ED-135*

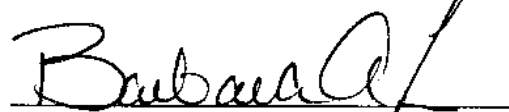
#### CERTIFICATION OF ADDRESS

I, Barbara A. Fein, Esquire, Attorney for Plaintiff, The Chase Manhattan Bank, As Trustee Of IMC Home Equity Loan Trust 1998-1 Under the pooling and servicing agreement dated as of March 1, 1998, By and Through Its Loan Servicing Agent, Fairbanks Capital Corp., hereby certify that the Plaintiff's correct address is 338 South Warminster Road, P.O. Box 1900, Hatboro, PA 19040, and the last known address of the Defendant is as below.

Heratio S. Kreischer  
1654 Steel Street  
Berwick, PA 18603

THE LAW OFFICES OF BARBARA A. FEIN, P.C.

BY:



Barbara A. Fein, Esquire  
Attorney for Plaintiff

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of Steele Street at the northeasterly corner of Lot No. 181; thence in an easterly direction along the southerly side of Steele Street, Sixty-five (65) feet to a corner in line of land now or late of Thomas T. Keller et ux; thence along other land now or late of Thomas T. Keller et ux in a southerly direction, Eighty (80) feet to line of land now or late of Thomas T. Keller et ux; thence in a westerly direction parallel to the first course herein, Sixty-five (65) feet to the easterly line of Lot No. 181 aforesaid; thence in a northerly direction along the easterly line of Lot No. 181, Eighty (80) feet to the southerly side of Steele Street, the place of beginning. Being the northerly half of Lot No. 182 and a portion of Lot No. 183 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

BEING THE SAME PREMISES conveyed by Harold F. Hopper and Martha V. Hopper, to Horatio S. Kreisher and Gertrude A. Kreischer, by Deed dated June 21, 1965 and recorded on June 22, 1965 in the Columbia County Recorder of Deeds Office at Deed Book Volume 229, Page 40.

AND THE SAID Gertrude A. Kreisher died on July 18, 1988 whereby title to said premises became vested in Horatio S. Kreischer by right of survivorship.

HAVING thereon erected a One Story Single Family Residential Dwelling

BEING KNOWN AS :1654 Steel Street, Berwick, PA 18603

TAX PARCEL NO. 04D-05-176

ALL THAT CERTAIN lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of Steele Street at the northeasterly corner of Lot No. 181; thence in an easterly direction along the southerly side of Steele Street, Sixty-five (65) feet to a corner in line of land now or late of Thomas T. Keller et ux; thence along other land now or late of Thomas T. Keller et ux in a southerly direction, Eighty (80) feet to line of land now or late of Thomas T. Keller et ux; thence in a westerly direction parallel to the first course herein, Sixty-five (65) feet to the easterly line of Lot No. 181 aforesaid; thence in a northerly direction along the easterly line of Lot No. 181, Eighty (80) feet to the southerly side of Steele Street, the place of beginning. Being the northerly half of Lot No. 182 and a portion of Lot No. 183 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick.

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TAX PARCEL NO. 04D-05-176



**THE LAW OFFICES OF BARBARA A. FEIN, P.C.**

425 COMMERCE DR., SUITE 100  
FORT WASHINGTON, PA 19034-2407  
(215) 653-7450

EXPLANATION	AMOUNT

39299

3-7615-360

PAY  
AMOUNT  
OF

*One thousand three hundred fifty dollars 00/100*

DOLLARS

CHECK  
AMOUNT

TO THE ORDER OF

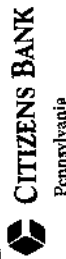
DESCRIPTION

CHECK  
NUMBER

7/21/04 *Coleman County Sheriff* *Exhibit 8878 Lab Deposit* 39299

\$ 1,350.00

Security Features  
Check in Person



CITIZENS BANK  
Pennsylvania

VOID AFTER 20 DAYS

*[Signature]*

MP

⑈0039299⑈ ⑆036076150⑆ 6101548736⑈