

SHERIFF'S SALE COST SHEET

Centar FSB vs. Welsh - Heinbach
 NO. 142-04 ED NO. 607-04 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>1402</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>6.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>342.52</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>632.48</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>782.48</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>140.00</u>
MISC.	\$
<u>paundage</u>	\$ <u>80.00</u>
TOTAL *****	\$ <u>80.00</u>

TOTAL COSTS (OPENING BID) \$ 1350.00

SHERIFF'S SALE COST SHEET

Cenlar, FSB vs. Christopher Welsh - Michele Heimbach
 NO. 142-04 ED NO. 607-04 JD DATE/TIME OF SALE 1-26-05 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</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>6.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL *****	\$ <u>429.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>632.48</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>857.48</u>

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

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

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>202.29</u>	
WATER 20	\$	
TOTAL *****	\$ <u>202.29</u>	

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1685.71

THE LAW
Offices of

1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966

GREGORY JAVARDIAN

Phone: (215) 942-9690
Fax: (215) 942-9695

January 25, 2005

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

Attention: Tim

Re: CENLAR, FSB
v. CHRISTOPHER S. WELSH and MICHELE L. HEIMBACH
No. 2004-CV-607
Premises: 318 MARTZ STREET, BERWICK, PA 18603

Dear Tim:

Please **STAY** the Sheriff's Sale of the above referenced property, which is scheduled for JANUARY 26, 2005.

The sum of \$4,000.00 was received in consideration for the stay.

Very truly yours,



Marie Keen for
Law Offices of Gregory Javardian

/mk

cc: CENLAR, FSB
Attention: GREG FICKNER
File #0004096954

VIA TELECOPY (570) 389-5625 AND REGULAR MAIL

THE LAW
Offices of

1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966

GREGORY JAVARDIAN

Phone: (215) 942-9690
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January 25, 2005

Sheriff's Office
Columbia County
Courthouse, P.O. Box 380
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Attention: Tim

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No. 2004-CV-607
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cc: CENLAR, FSB
Attention: GREG FICKNER
File #0004096954

VIA TELECOPY (570) 389-5625 AND REGULAR MAIL

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

CENLAK, FSR vs Christopher Welsh - Michele Heimbach

NO. 142-04 ED NO. 607-04 JD

DATE/TIME OF SALE: 1-26-05 0930

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 \$ _____

CURRENT SHERIFF SALES

(www.sheriffofcolumbiacounty.com)

JANUARY 26, 2005

9:00 AM THOR & PAMELA FLOREN-63-65 E. 5TH ST. BLOOMSBURG-PARCEL #05E-03-131. No taxes due
 9:00 AM DAVID & EMILY QUINN-385 HILLSIDE DRIVE BLOOMSBURG-PARCEL #22-01B-15
 9:30 AM DOROTHY KREISCHER-202 E. 13TH ST. BERWICK-PARCEL #04A-03-097
 9:30 AM RANDY & LYNDA LONG-168 DRINKER ST. BLOOMSBURG-PARCEL #18-01A-017
 9:30 AM FRANK & JOY BEDOSKY 47 VILLAGE LN BERWICK-PARCEL #06-01-26-2. No taxes due
 9:30 AM JOHN & MICHELLE TENNIS-3 OLD MILL ROAD BEWICK-PARCEL #07-03B-031-02. No taxes due
 9:30 AM CHRISTOPHER WELSH & MICHELE HEIMBACH-318 MARTZ ST. BERWICK-PARCEL #04A-02-282
 10:00 AM VALERIE MOYLE-416 WEST FIRST ST. BLOOMSBURG-PARCEL #05W-04-021. No taxes due
 10:00 AM ROBERT ALTIERI-422 LUSALLE ST. BERWICK-PARCEL #04C-05-177
 10:30 AM DOROTHY WALTER-97 DRINKER ST. BLOOMSBURG-PARCEL #18-01A-062
 10:30 AM ROBERT & ALLISON COOK-215 CRANBERRY RUN ROAD BLOOMSBURG-PARCEL #01-16-00203. No taxes due
 11:00 AM ANGELO & KAREN DENARCO-335 MARY ST. BERWICK-PARCEL #04A-01-067
 11:00 AM BRIAN & TAMMY HUNINGER-74 ENGLISH HILL RD BLOOMSBURG-PARCEL #26-06-00615. No taxes due
 11:30 AM DAVE & GAIL DEATIER-157 PICNIC GROVE RD CATAWISSA-PARCEL #20-03-026-03
 11:30 AM CARL & TAMMY HUNTER-75-76 MIDDLE ST. LOCUSTDALE PARCEL #14-01-52-5. No taxes due

14-01-53-2-6. No taxes due

Filed 1/7/05 by [illegible]
 Clerk

THE LAW
Offices of

1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966

GREGORY JAVARDIAN

Phone: (215) 942-9690
Fax: (215) 942-9695

November 10, 2004

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

Attention: Tim

Re: CENLAR, FSB
v. CHRISTOPHER S. WELSH and MICHELE L. HEIMBACH
No. 2004-CV-607
Premises: 318 MARTZ STREET, BERWICK, PA 18603

Dear Tim:

This letter is to confirm our telephone conversation wherein you advised that the above referenced property is scheduled for Sheriff's Sale on **Wednesday, January 26, 2005 at 9:30 a.m.**

Should you have any questions or need additional information, feel free to contact me.

Very truly yours,



Tina Poper for
Law Offices of Gregory Javardian

/tp

VIA TELECOPY (570) 389-5625 AND REGULAR MAIL

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November 10, 2004

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

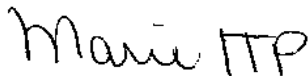
Attention: Tim

Re: CENLAR, FSB
v. CHRISTOPHER S. WELSH and MICHELE L. HEIMBACH
No. 2004-CV-607
Premises: 318 MARTZ STREET, BERWICK, PA 18603

Dear Tim:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for NOVEMBER 10, 2004 to JANUARY 26, 2005.

Very truly yours,



Marie Keen for
Law Offices of Gregory Javardian

/mk

cc: CENLAR, FSB
Attention: GREG FICKNER
File #0004096954

VIA TELECOPY (570) 389-5625

THE LAW
Offices of

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1st Floor, Suite 101
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November 10, 2004

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

Attention: Tim

Re: CENLAR, FSB
v. CHRISTOPHER S. WELSH and MICHELE L. HEIMBACH
No. 2004-CV-607
Premises: 318 MARTZ STREET, BERWICK, PA 18603

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Should you have any questions or need additional information, feel free to contact me.

Very truly yours,



Tina Poper for
Law Offices of Gregory Javardian

/tp




VIA TELECOPY (570) 389-5625 AND REGULAR MAIL

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse 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:
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHER-
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

Article Number
(transfer from service label)

7004 0

<p>SENDER: COMPLETE THIS SECTION</p> <ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse 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>1. Article Addressed to:</p> <p style="text-align: center; padding: 20px 0;">OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105</p> <p>2. Article Number (Transfer from service label)</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> <p>A. Signature</p> <p>X </p> </td> <td style="width: 50%; padding: 5px;"> <p><input type="checkbox"/> Agent</p> <p><input checked="" type="checkbox"/> Address</p> </td> </tr> <tr> <td style="padding: 5px;"> <p>B. Received by (Printed Name)</p> </td> <td style="padding: 5px;"> <p>C. Date of Delivery</p> <p style="font-size: 1.5em; text-align: center;">AUG 19 2004</p> </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</p> <p style="padding-left: 20px;">If YES, enter delivery address below: <input type="checkbox"/> No</p> </td> </tr> </table> <p>3. Service Type</p> <table style="width: 100%;"> <tr> <td><input checked="" type="checkbox"/> Certified Mail</td> <td><input type="checkbox"/> Express Mail</td> </tr> <tr> <td><input type="checkbox"/> Registered</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td><input type="checkbox"/> C.O.D.</td> </tr> </table> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	<p>A. Signature</p> <p>X </p>	<p><input type="checkbox"/> Agent</p> <p><input checked="" type="checkbox"/> Address</p>	<p>B. Received by (Printed Name)</p>	<p>C. Date of Delivery</p> <p style="font-size: 1.5em; text-align: center;">AUG 19 2004</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</p> <p style="padding-left: 20px;">If YES, enter delivery address below: <input type="checkbox"/> No</p>		<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.
<p>A. Signature</p> <p>X </p>	<p><input type="checkbox"/> Agent</p> <p><input checked="" type="checkbox"/> Address</p>												
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<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.												

7004 0550 0000 7003 4672

THE LAW
Offices of

1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966

GREGORY JAVARDIAN

Phone: (215) 942-9690
Fax: (215) 942-9695

November 10, 2004

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

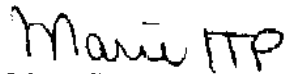
Attention: Tim

Re: CENLAR, FSB
v. CHRISTOPHER S. WELSH and MICHELE L. HEIMBACH
No. 2004-CV-607
Premises: 318 MARTZ STREET, BERWICK, PA 18603

Dear Tim:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for NOVEMBER 10, 2004 to JANUARY 26, 2005.

Very truly yours,



Marie Keen for
Law Offices of Gregory Javardian

/mk

cc: CENLAR, FSB
Attention: GREG FICKNER
File #0004096954

VIA TELECOPY (570) 389-5625

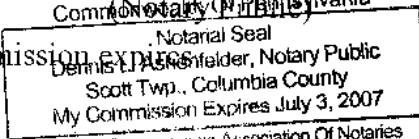
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

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 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 October 20, 27; November 3, 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.

Paul R. Eyerly IV

Sworn and subscribed to before me this 8th day of November, 2004.

[Signature]

My commission expires


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

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.

CENLAR, FSB

VS.

CHRISTOPHER WELSH
MICHELE HEIMBACH

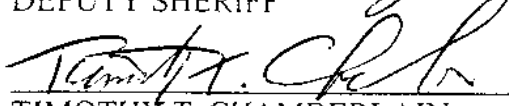
WRIT OF EXECUTION #142 OF 2004 ED

POSTING OF PROPERTY

OCTOBER 6, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF CHRISTOPHER WELSH & MICHELE HEIMBACH AT 318 MARTZ ST. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF STEVEN HARTZEL.

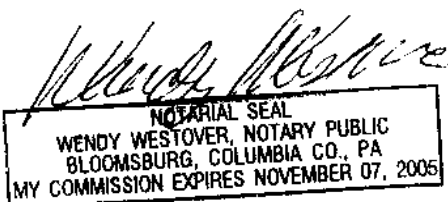
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 7TH DAY OF OCTOBER 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

CENLAR, FSB

Docket # 142ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

CHRISTOPHER S. WELSH
MICHELE L. HEIMBACH

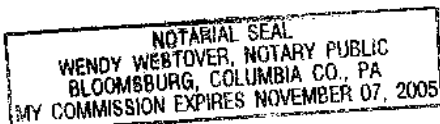
AFFIDAVIT OF SERVICE

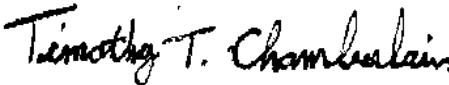
NOW, THIS WEDNESDAY, AUGUST 18, 2004, AT 11:00 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON MICHELE L. HEIMBACH AT 318
MARTZ STREET, BERWICK BY HANDING TO MICHELLE HEIMBACH, , A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, OCTOBER 06, 2004


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966
(215) 942-9690

12/2

CENLAR, FSB

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

CHRISTOPHER S. WELSH
MICHELE L. HEIMBACH

No.: 2004-CV-607

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

I hereby certify that I have sent copies of the Notice of Sheriff Sale to the Defendants' certified and regular United States mail and all lien holders or judgment creditors of record as required by Pa.R.C.P. by first class United States mail, postage prepaid, on the date set forth below.

(See attached Exhibit "A").

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

Columbia County Tax Claim Bureau
P.O. Box 380
Bloomsburg, PA 17815

Dept. of Public Assistance
27 E. 7th Street, P.O. Box 628
Bloomsburg, PA 17815-9974

Tenants/Occupants
318 MARTZ STREET
BERWICK, PA 18603

CHRISTOPHER S. WELSH
318 MARTZ STREET
BERWICK, PA 18603

MICHELE L. HEIMBACH
318 MARTZ STREET
BERWICK, PA 18603

PA Department of Public Welfare
Bureau of Child Support Enforcement
Health and Welfare Building – Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

Beneficial Consumer Discount Company
d/b/a Beneficial Mortgage Co. of PA
417 Central Road, Suite 2
Bloomsburg, PA 17815

Dated: 8/27/04



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

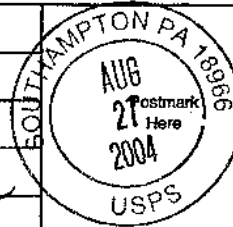
7003 1680 0002 1007 5525

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent To: Michele L. Heimbach
 Street, Apt. No., or PO Box No.: 318 Martz Street
 City, State, ZIP+4: Berwick, PA 18603

PS Form 3800, June 2002

See Reverse for Instructions

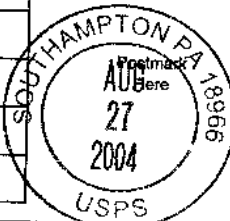
7003 1680 0002 1007 5556

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent To: Tenants/Occupants
 Street, Apt. No., or PO Box No.: 318 Martz Street
 City, State, ZIP+4: Berwick, PA 18603

PS Form 3800, June 2002

See Reverse for Instructions

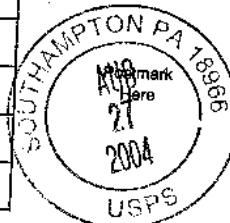
7003 1680 0002 1007 5532

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent To: Christopher S. Welsh
 Street, Apt. No., or PO Box No.: 318 Martz Street
 City, State, ZIP+4: Berwick, PA 18603

PS Form 3800, June 2002

See Reverse for Instructions

Name **LAW OFFICES OF GREGORY JAVARDIAN**
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966

Check type of mail or service:

- ☐ Certified
☐ COO
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
- ☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Article Number

1. *Welsh, C.*

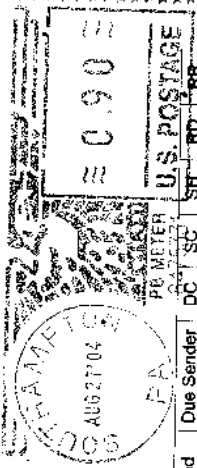
Addressee (Name, Street, City, State, & ZIP Code)
PA Department of Public Welfare

Bureau of Child Support Enforcement
Health and Welfare Building - Room 432
P.O. Box 2675

Harrisburg, PA 17105-2675

Beneficial Consumer Discount Company
d/b/a Beneficial Mortgage Co. of PA
417 Central Road, Suite 2
Bloomsburg, PA 17815

Affix Stamp Here
(If issued as a certificate of mailing, or for additional copies of this bill)
Postmark and Date of Receipt



Due Sender if COD Fee
DC Fee
SC Fee
SF Fee
RD Fee
RR Fee

Actual Value if Registered
Insured Value

Handling Charge

Postage

Fee

Postage

Postage

Postage

Postage

Postage

Postage

Postage

Postage

Postage

Postage

Postage

Postage

Return Receipt
Restricted Delivery

Signature Confirmation
Special Handling



Total Number of Pieces Listed by Sender
Total Number of Pieces Received at Post Office
Postmaster Per (Name of receiving employee)

See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)
Complete by Typewriter, Ink, or Ball Point Pen

August 23, 2004

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S): CHRISTOPHER S. WELSH and MICHELE L. HEIMBACH

PLAINTIFF/SELLER: CENLAR, FSB

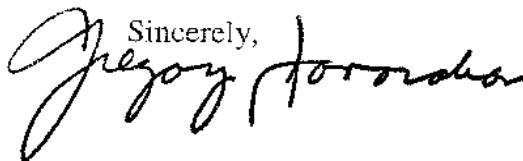
DEFENDANT(S): CHRISTOPHER S. WELSH and MICHELE L. HEIMBACH

PROPERTY: 318 MARTZ STREET
BERWICK, PA 18603

COLUMBIA C.C.P. NO. 2004-CV-607

The above captioned property is scheduled to be sold at Sheriff's Sale on NOVEMBER 10, 2004 at 9:30 A.M., in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815. You may hold a judgment on the property, which may be extinguished by the sale. You may wish to attend the Sheriff's Sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Sincerely,


Gregory Javardian, Esquire
Law Offices of Gregory Javardian
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690

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) 784-6100

CENLAR, FSB

Docket # 142ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

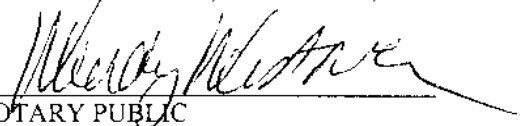
CHRISTOPHER S. WELSH
MICHELE L. HEIMBACH

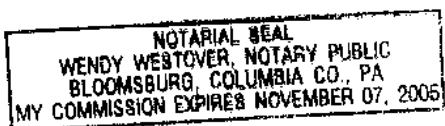
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, AUGUST 18, 2004, AT 11:00 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON CHRISTOPHER S. WELSH AT 318
MARTZ STREET, BERWICK BY HANDING TO MICHELLE HEIMBACH, WIFE, 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 8/12/2004

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 142ED2004

PLAINTIFF CENLAR, FSB

DEFENDANT CHRISTOPHER S. WELSH
MICHELE L. HEIMBACH

PERSON/CORP TO SERVED	PAPERS TO SERVED
MICHELE L. HEIMBACH	WRIT OF EXECUTION - MORTGAGE
318 MARTZ STREET	FORECLOSURE
BERWICK	

SERVED UPON MICHELE HEIMBACH

RELATIONSHIP _____ IDENTIFICATION _____

DATE 08.18.04 TIME 1100 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

Ram DLG

DATE 08.18.04



August 25, 2004

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

CENLAR, FSB

VS

**CHRISTOPHER S. WELSH
MICHELE L. HEIMBACH**

DOCKET # 142ED2004

JD # 607JD2004

Dear Timothy:

The outstanding balance on sewer account #122620 for the property located at 318 Martz Street, Berwick, Pa through November 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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/12/2004

SERVICE# 4 - OF - 14 SERVICES
DOCKET # 142ED2004

PLAINTIFF CENLAR, FSB

DEFENDANT CHRISTOPHER S. WELSH
MICHELE L. HEIMBACH

PERSON/CORP TO SERVED
DEPT. OF PUBLIC ASSISTANCE
27 E. 7TH ST.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Gretchen Shirsy

RELATIONSHIP Serv IDENTIFICATION _____

DATE 8-18-4 TIME 1410 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

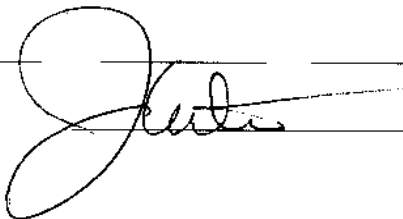
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 8-18-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/12/2004

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 142ED2004

PLAINTIFF CENLAR, FSB

DEFENDANT CHRISTOPHER S. WELSH
MICHELE L. HEIMBACH

PERSON/CORP TO SERVED	PAPERS TO SERVED
CHRISTOPHER S. WELSH	WRIT OF EXECUTION - MORTGAGE
318 MARTZ STREET	FORECLOSURE
BERWICK	

SERVED UPON MICHELLE HEIMBACH

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 08-18-04 TIME 1100 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 Dlt DATE 08-18-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/12/2004

SERVICE# 3 - OF - 14 SERVICES
DOCKET # 142ED2004

PLAINTIFF CENLAR, FSB

DEFENDANT CHRISTOPHER S. WELSH
MICHELE L. HEIMBACH

PERSON/CORP TO SERVED	PAPERS TO SERVED
BENEFICIAL CDC	WRIT OF EXECUTION - MORTGAGE
417 CENTRAL ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON ROSE MILLER

RELATIONSHIP SECT IDENTIFICATION _____

DATE 8-18-4 TIME 1445 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY  DATE 8-18-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/12/2004

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 142ED2004

PLAINTIFF CENLAR, FSB

DEFENDANT CHRISTOPHER S. WELSH
MICHELE L. HEIMBACH

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

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 08-18-04 TIME 1105 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 Tom Dole DATE 08-18-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/12/2004

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 142ED2004

PLAINTIFF CENLAR, FSB

DEFENDANT CHRISTOPHER S. WELSH
MICHELE L. HEIMBACH

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 08.18.04 TIME 1025 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 DCH

DATE 08.18.04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/12/2004

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 142ED2004

PLAINTIFF CENLAR, FSB

DEFENDANT CHRISTOPHER S. WELSH
MICHELE L. HEIMBACH

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

SERVED UPON Asst. Sec. - Capt S-15

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8-18-4 TIME 1350 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. Ant...

DATE 8-18-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/12/2004

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 142ED2004

PLAINTIFF CENLAR, FSB

DEFENDANT CHRISTOPHER S. WELSH
MICHELE L. HEIMBACH

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

SERVED UPON Renee Heimbach

RELATIONSHIP _____ IDENTIFICATION _____

DATE 8-18-4 TIME 1330 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 Heim DATE 8-18-4

BERWICK BORO
MAKE CHECKS PAYABLE TO:

HOURS: MON, TUE, THUR & FRI : 9.30AM - 4PM
CLOSED WEDNESDAY & HOLIDAYS
CLOSED FRIDAY AFTER DISCOUNT
PHONE: 570-752-7442

WELSH CHRISTOPHER S
MICHELE L HEIMBACH
318 MARTZ STREET
BERWICK PA 18603

PAY THIS AMOUNT		305.90	312.14	334.70
		April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after
Discount	CNTY 2%	TWP 2%	This tax returned to county use on: January 1, 2005	
Penalty	10%	5%		
PARCEL: 04A-02-282-00,000 318 MARTZ ST 1498 Acres				
	Land	2,610		
	Buildings	18,763		
	Total Assessment	21,393		

FILE COPY

4/28/04g

John

↑
 Tim
 this piece by
 Center Inty Co.
 Cassin

BILL NO.
6494

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	21.393	5.646	118.36	120.78	132.86
SINKING		.845	17.72	18.08	19.89
LIGHT		.75	15.72	16.04	16.84
FIRE		1.25	26.21	26.74	28.08
BORO RE		6.1	127.89	130.50	137.03

The discount & penalty have been calculated for your convenience

PAY THIS AMOUNT

If paid on or before

and on or before

If paid after

This tax returned to
could use on:

551

February 1, 2005

1498 Acres

Land

2:010

Total Assessment

21,393

BERWICK BOROUGH

CONNIE C. GINGHER

1615 LINCOLN AVENUE,

BERWICK, PA 18603

JRS
MON, TUES, THURS FRI 8-10

-4pm DURING DISCT. CLOSED WED

PHONE 570-752-7442

M
A
WELSH CHRISTOPHER S
MICHELE L HEIMBACH

1 318 MARTZ STREET
1 BERWICK PA 18603

0 4

5

Original

PARCEL 04A02 28200000		ACCT.	3961
318 MARTZ ST	7610.00	THIS TAX RETURNED	
0626-0499	18783.00	TO COURT HOUSE:	
0.15 ACRES		Decem 15, 2004	

SCHOOL PENALTY AT 10%

REAL ESTATE OUTLINE

ED # 142-04

DATE RECEIVED 8-12-04
DOCKET AND INDEX 8-18-04
SET FILE FOLDER UP 8-18-04

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# 21602

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

SALE DATE Nov. 10, 04 TIME 0930
POSTING DATE Oct. 6, 04
ADV. DATES FOR NEWSPAPER
1ST WEEK Oct. 20
2ND WEEK 27
3RD WEEK Nov. 3, 04

318 Nantz St. Ark

SHERIFF'S SALE

WEDNESDAY NOVEMBER 10, 2004 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 142 OF 2004 ED AND CIVIL WRIT NO. 607 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'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 Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at the corner of Lot No. 265 on Martz Street; thence westwardly a distance of 45 feet to corner of Lot No. 267; thence southwardly a distance of 145 feet to a fifteen foot alley; thence eastwardly a distance of 45 feet to corner of Lot No. 265; thence northwardly a distance of 145 feet to the place of beginning.

THIS description is intended to cover and this deed to convey Lot No. 265 in Duval Dickson's fourth plot of lots as marked and shown on plot or plan.

BEING known as 318 MARTZ STREET, BERWICK, PA 18603

BEING THE SAME PREMISES which Charles J. Taylor and Karen Taylor, husband and wife, by Deed dated May 31, 1996 and recorded June 4, 1996 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 626, Page 499, granted and conveyed unto Christopher S. Welsh and Michele L. Heimbach, as joint tenants with right of survivorship.

IMPROVEMENTS: RESIDENTIAL DWELLING.

PARCEL NO. 04A-02-282

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
Gregory Javardian
1310 Industrial Blvd
Southampton, PA 18966

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

SHERIFF'S SALE

WEDNESDAY NOVEMBER 10, 2004 AT 9:30 AM

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PARCEL NO. 04A-02-282

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Plaintiff's Attorney
Gregory Javardian
1310 Industrial Blvd
Southampton, PA 18966

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

SHERIFF'S SALE

WEDNESDAY NOVEMBER 10, 2004 AT 9:30 AM

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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
Gregory Javardian
1310 Industrial Blvd
Southampton, PA 18966

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

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

CENLAR, FSB

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

vs.

NO.: 2004-CV-607

2004-ED-142

CHRISTOPHER S. WELSH
MICHELE L. HEIMBACH

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

Premises: 318 MARTZ STREET, BERWICK, PA 18603.

(See legal description attached.)

Amount Due \$62,504.02

Interest from 7/26/04 to \$
Date of Sale (\$10.27 per diem)

Total \$ Plus Cost \$

as endorsed.

Dated 8/12/04
(Seal)

Tom B. Kline / EAB
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

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

BEGINNING at the corner of Lot No. 265 on Martz Street; thence westwardly a distance of 45 feet to corner of Lot No. 267; thence southwardly a distance of 145 feet to a fifteen foot alley; thence eastwardly a distance of 45 feet to corner of Lot No. 265; thence northwardly a distance of 145 feet to the place of beginning.

THIS description is intended to cover and this deed to convey Lot No. 265 in Duval Dickson's fourth plot of lots as marked and shown on plot or plan.

BEING known as 318 MARTZ STREET, BERWICK, PA 18603

BEING THE SAME PREMISES which Charles J. Taylor and Karen Taylor, husband and wife, by Deed dated May 31, 1996 and recorded June 4, 1996 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 626, Page 499, granted and conveyed unto Christopher S. Welsh and Michele L. Heimbach, as joint tenants with right of survivorship.

IMPROVEMENTS: RESIDENTIAL DWELLING.

PARCEL No. 04A-02-282.

CENLAR, FSB

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

CHRISTOPHER S. WELSH
MICHELE L. HEIMBACH

No.: 2004-CV-607

2004-ED-142

AFFIDAVIT PURSUANT TO RULE 3129.1

Plaintiff in the above action sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 318 MARTZ STREET, BERWICK, PA 18603:

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

Name

Last Known Address (if address cannot be reasonably ascertained, please indicate)

CHRISTOPHER S. WELSH

318 MARTZ STREET
BERWICK, PA 18603

MICHELE L. HEIMBACH

318 MARTZ STREET
BERWICK, PA 18603

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

CHRISTOPHER S. WELSH

318 MARTZ STREET
BERWICK, PA 18603

MICHELE L. HEIMBACH

318 MARTZ 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:

Name

Last Known Address (if address cannot be reasonably ascertained, please indicate)

None.

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

Plaintiff.

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of PA	417 Central Road, Suite 2 Bloomsburg, PA 17815
---	---

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

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.

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
------	---

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

Columbia County Tax Claim Bureau	P.O. Box 380 Bloomsburg, PA 17815
----------------------------------	--------------------------------------

Dept. of Public Assistance	27 E. 7 th Street, P.O. Box 628 Bloomsburg, PA 17815-9974
----------------------------	---

PA Department of Public Welfare Bureau of Child Support Enforcement	Health and Welfare Building – Room 432 P.O. Box 2675 Harrisburg, PA 17105-2675
--	--

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:

Name

Last Known Address (if address cannot be reasonably ascertained, please indicate)

Tenants/Occupants

318 MARTZ STREET
BERWICK, PA 18603

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



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

August 8, 2004

CENLAR, FSB

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

CHRISTOPHER S. WELSH
MICHELE L. HEIMBACH

No.: 2004-CV-607

2004-ED-142

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Last Known Address (if address cannot be reasonably ascertained, please indicate)

CHRISTOPHER S. WELSH

318 MARTZ STREET
BERWICK, PA 18603

MICHELE L. HEIMBACH

318 MARTZ STREET
BERWICK, PA 18603

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CHRISTOPHER S. WELSH

318 MARTZ STREET
BERWICK, PA 18603

MICHELE L. HEIMBACH

318 MARTZ STREET
BERWICK, PA 18603

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Name

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Plaintiff.

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of PA	417 Central Road, Suite 2 Bloomsburg, PA 17815
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Name

Last Known Address (if address cannot be reasonably ascertained, please indicate)

Tenants/Occupants

318 MARTZ STREET
BERWICK, PA 18603

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



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

August 8, 2004

LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966
(215) 942-9690

CENLAR, FSB

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

CHRISTOPHER S. WELSH
MICHELE L. HEIMBACH

No.: 2004-CV-607

2004-ED-142

**CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY
AS TO THE SALE OF REAL ESTATE**

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- ☐ FIIA
- ☐ Tenant Occupied
- ☐ Vacant
- ☐ Commercial
- ☐ As a result of Complaint in Assumpsit
- ☒ Act 91 complied with



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966
(215) 942-9690

CENLAR, FSB

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

CHRISTOPHER S. WELSH
MICHELE L. HEIMBACH

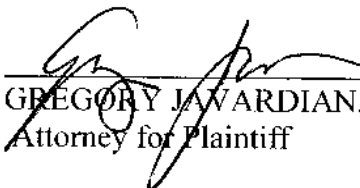
No.: 2004-CV-607

2004-ED-142

CERTIFICATION TO SHERIFF OF COLUMBIA COUNTY
AS TO THE SALE OF REAL ESTATE

I hereby certify that I am the attorney for the Plaintiff in this Mortgage Foreclosure Action and further certify this Property is:

- ☐ FHA
- ☐ Tenant Occupied
- ☐ Vacant
- ☐ Commercial
- ☐ As a result of Complaint in Assumpsit
- ☒ Act 91 complied with



GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

CENLAR, FSB

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

Plaintiff

vs.

CIVIL ACTION – LAW

CHRISTOPHER S. WELSH
MICHELE L. HEIMBACH

IN MORTGAGE FORECLOSURE

Defendants

No.: 2004-CV-607

2004-ED-142

AFFIDAVIT OF NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS
OF DEFENDANTS AND PLAINTIFF

COMMONWEALTH OF PENNSYLVANIA

:

:

ss

COUNTY OF BUCKS

:


The undersigned, being duly sworn according to law, deposes and says this affidavit is made on behalf of the above plaintiff, being authorized to do so, and it is averred that:

(a) CHRISTOPHER S. WELSH is over 21 years of age, resides at 318 MARTZ STREET, BERWICK, PA 18603;

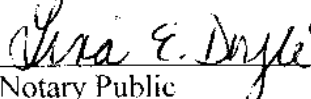
(b) MICHELE L. HEIMBACH is over 21 years of age, resides at 318 MARTZ STREET, BERWICK, PA 18603;

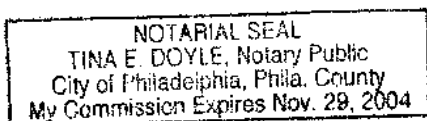
(c) Plaintiff, CENLAR, FSB, is an institution conducting business under the Laws of the Commonwealth of Pennsylvania with an address of 425 PHILLIPS BOULEVARD, EWING, NJ 08618

Deponent further avers that none of the above is within the protection of the Soldiers' and Sailors' Civil Relief Act of 1940, together with the amendments thereto.


GREGORY JAVARDIAN, ESQUIRE
Attorney for Plaintiff

Sworn to and subscribed before me
this 10th day of August, 2004.


Notary Public



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

BEGINNING at the corner of Lot No. 265 on Martz Street; thence westwardly a distance of 45 feet to corner of Lot No. 267; thence southwardly a distance of 145 feet to a fifteen foot alley; thence eastwardly a distance of 45 feet to corner of Lot No. 265; thence northwardly a distance of 145 feet to the place of beginning.

THIS description is intended to cover and this deed to convey Lot No. 265 in Duval Dickson's fourth plot of lots as marked and shown on plot or plan.

BEING known as 318 MARTZ STREET, BERWICK, PA 18603

BEING THE SAME PREMISES which Charles J. Taylor and Karen Taylor, husband and wife, by Deed dated May 31, 1996 and recorded June 4, 1996 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 626, Page 499, granted and conveyed unto Christopher S. Welsh and Michele L. Heimbach, as joint tenants with right of survivorship.

IMPROVEMENTS: RESIDENTIAL DWELLING.

PARCEL No. 04A-02-282.

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IMPROVEMENTS: RESIDENTIAL DWELLING.

PARCEL No. 04A-02-282.

**SHERIFF'S RETURN OF SERVICE
COLUMBIA COUNTY**

PLAINTIFF
CENLAR, FSB

COURT NO.: 2004-CV-607

DEFENDANT
CHRISTOPHER S. WELSH
MICHELE L. HEIMBACH

TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE AT:
318 MARTZ STREET
BERWICK, PA 18603

SALE DATE:

PLEASE POST SHERIFF'S HAND BILL.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2004, 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 _____, 2004, at ____ o'clock __, M., Defendant NOT FOUND because:

☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this _____ day of _____, 2004, I, Sheriff of Columbia 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
GREGORY JAVARDIAN, ESQUIRE
I.D.#55669
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690

**SHERIFF'S RETURN OF SERVICE
COLUMBIA COUNTY**

PLAINTIFF
CENLAR, FSB

COURT NO.: 2004-CV-607

DEFENDANT
CHRISTOPHER S. WELSH
MICHELE L. HEIMBACH

TYPE OF ACTION

XX Notice of Sheriff's Sale

SERVE AT:
318 MARTZ STREET
BERWICK, PA 18603

SALE DATE:

PLEASE SERVE DEFENDANTS WITH NOTICE OF SHERIFF'S SALE.

SERVED

Served and made known to _____, Defendant, on the ____ day of _____, 2004, 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 _____, 2004, at ____ o'clock ____ M., Defendant NOT FOUND because:

___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

DEPUTIZED SERVICE

Now, this _____ day of _____, 2004, I, Sheriff of Columbia 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.

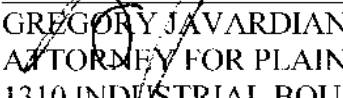
SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF
GREGORY JAVARDIAN, ESQUIRE
I.D.#55669
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within 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.



GREGORY JAVARDIAN, ESQ.
ATTORNEY FOR PLAINTIFF
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966

THE LAW OFFICES OF GREGORY JAVARDIAN

ESCROW ACCOUNT
1310 INDUSTRIAL BLVD., SUITE 101
SOUTHAMPTON, PA 18966

FIRSTTRUST
3-7380-2360

8/9/2004

21602

**PAY TO THE
ORDER OF**

Sheriff

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

\$ **1,350.00

DOLLARS

MEMO

CENLAR VS. WELSH, C/HEIMBACH, M

⑈021602⑈ ⑆23607380⑆ 70 1603753⑈



LAW OFFICES OF GREGORY JAVARDIAN
By: GREGORY JAVARDIAN, ESQUIRE
IDENTIFICATION NO. 55669
1310 INDUSTRIAL BOULEVARD
1ST FLOOR, SUITE 101
SOUTHAMPTON, PA 18966
(215) 942-9690

CENLAR, FSB

COURT OF COMMON PLEAS

vs.

COLUMBIA COUNTY

CHRISTOPHER S. WELSH
MICHELE L. HEIMBACH

No.: 2004-CV-607

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**TO: CHRISTOPHER S. WELSH
MICHELE L. HEIMBACH
318 MARTZ STREET
BERWICK, PA 18603**

Your house (real estate) at 318 MARTZ STREET, BERWICK, PA 18603, is scheduled to be sold at Sheriff's Sale on _____, 2004 at _____, in the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the court judgment of **\$62,504.02**, obtained by **CENLAR, FSB**, against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to 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) 942-9690**.
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) 942-9690.
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 Gregory Javardian, Esquire at (215) 942-9690.
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 schedule of distribution of the money bid for your house will be filed by the Sheriff. 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.
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.

**SUSQUEHANNA LEGAL SERVICES
168 E. 5TH STREET
BLOOMSBURG, PA 17815
TELEPHONE: (570) 784-8760**

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BEGINNING at the corner of Lot No. 265 on Martz Street; thence westwardly a distance of 45 feet to corner of Lot No. 267; thence southwardly a distance of 145 feet to a fifteen foot alley; thence eastwardly a distance of 45 feet to corner of Lot No. 265; thence northwardly a distance of 145 feet to the place of beginning.

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IMPROVEMENTS: RESIDENTIAL DWELLING.

PARCEL No. 04A-02-282.