

SHERIFF'S SALE COST SHEET

N 12T VS. Watro
 NO. 177-04 ED NO. 985-04 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>16.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>314.50</u>	

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

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. _____	\$ <u>—</u>
_____	\$ <u>—</u>
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID)

1350 Dep
 \$ 589.50
 760.50 Refund

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

Katherine Trautz
Sale Department, Ext. 1493

Representing Lenders in
Pennsylvania and New Jersey

January 3, 2005

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

**Re: MANUFACTURERS & TRADERS TRUST COMPANY, S/B/M TO
FRANKLIN FIRST SAVINGS BANK
v. PATRICIA A. WATRO A/K/A PATRICIA ANN KEMP
No. 2004-CV-985**

Dear Sir or Madam:

Please stay the Sheriff's Sale of the above referenced property, which is scheduled for 1/26/05.

No funds were received in consideration for the stay.

Very truly yours,

Katherine Trautz
/kjm

VIA TELECOPY 370-389-5625

**Cc: PATRICIA A. WATRO A/K/A PATRICIA ANN KEMP
1600 2ND AVENUE
BERWICK, PA 18603**



Federman and Phelan is now

PHELAN HALLINAN & SCHMIEG, LLP
Suite 1400
1617 JFK Boulevard
Philadelphia, PA 19103-1814
215-563-7000
Main Fax 215-563-5534
Lisa.Steinman@fedphe.com

December 23, 2004

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

RE: MANUFACTURERS & TRADERS TRUST COMPANY S/B/M TO
FRANKLIN FIRST SAVINGS BANK
V. PATRICIA A. WATRO A/K/A PATRICIA ANN KEMP
COLUMBIA COUNTY, NO. 2004-CV-985

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,

LISA STEINMAN
for PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 1/26/05 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: MANUFACTURERS & TRADERS TRUST COMPANY
S/B/M TO FRANKLIN FIRST SAVINGS BANK

) CIVIL ACTION

vs.

PATRICIA A. WATRO A/K/A
PATRICIA ANN KEMP

) CIVIL DIVISION
) NO. 2004-CV-985

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **MANUFACTURERS & TRADERS TRUST COMPANY S/B/M TO FRANKLIN FIRST SAVINGS BANK** hereby verify that on **11/12/04** true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: December 23, 2004

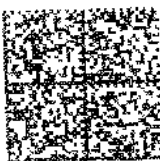


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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

Line	A. Article Number	Name of Addressee, Street, and Post Office Address	Postmaster, Per (Name Of Receiving Employee)	Fee
1	****	Tenant/Occupant 1609 2ND AVENUE BERWICK, PA 18603		
2		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. Box 380 Bloomsburg, PA 17815		
4		FRANKLIN FIRST SAVINGS BANK 44 W. MARKET STREET, WILKES BARRE, PA 18773-0449		
5				
6				
7				
8				
9				
10				
11				
12				
RE: PATRICIA A. WATRO A/K/A PATRICIA ANN KEMP				TEAM 3
Total Number of Pieces Listed By Sender		Total Number of Pieces Received at Post Office		

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900.S913 and S921 for limitations of coverage.



UNITED STATES POSTAGE
 02 1A
 0054300377 NOV 10 2004
 MAILED FROM ZIP CODE 19103
\$ 01.20⁰⁰

177

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

Office of the Sheriff
COLUMBIA County Courthouse

Re: MANUFACTURERS & TRADERS TRUST COMPANY, S/B/M TO FRANKLIN FIRST
SAVINGS BANK v. PATRICIA A. WATRO A/K/A PATRICIA ANN KEMP
No. 2004-CV-985
Premises: 1609 2ND AVENUE, BERWICK, PA 18603

Dear Sir/madam,

Please find attached a copy of the original Affidavit(s), which has been sent for filing with the COLUMBIA Prothonotary's Office as of the date of this letter.

Yours truly,

Wes Trunell

Wes Trunell
for Federman and Phelan, LLP

*****PROPERTY IS LISTED FOR THE 1/26/05 SHERIFF'S SALE.*****

AFFIDAVIT OF SERVICE

FTM

**Plaintiff: MANUFACTURERS & TRADERS TRUST COMPANY,
S/B/M TO FRANKLIN FIRST SAVINGS BANK**

**COLUMBIA County
No 2004-CV-985**

**Defendant(s): PATRICIA A. WATRO
A/K/A PATRICIA ANN KEMP**

**Type of Action
- Notice of Sheriff's Sale**

**Address: 1609 2ND AVENUE
BERWICK, PA 18603**

Sale Date: 1/26/05

****PLEASE ATTEMPT SERVICE AT LEAST 3 TIMES****

SERVED

Served and made known to MICHELE WATRO, Defendant, on the 30TH day of NOV., 2004, at 1:05 o'clock P.m., at 1609-2ND.AVE., BERWICK Commonwealth of PA, 18603, in the manner described below:

☐ Defendant personally served.
☒ Adult family member with whom Defendant(s) reside(s). Relationship is DAUGHTER.
☐ Adult in charge of Defendant(s)'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)'s office or usual place of business.
☐ _____ an officer of said Defendant(s)'s company.
☐ Other: _____

Description: Age 27 Height 5'5" Weight 130 Race W Sex F Other _____

I, GEORGE TELNOCK, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed
before me this 1 day
of December, 2004

Notary: Katherine M. Shock
 NOTARIAL SEAL
 KATHERINE M. SHOCK, Notary Public
 City of Wilkes-Barre, Luzerne County
 My Commission Expires November 4, 2008

By: George Telnock

NOT SERVED

On the _____ day of _____, 200__, at _____ o'clock ____m., Defendant **NOT FOUND** because:

_____ Moved _____ Unknown _____ No Answer _____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200__.

Notary: _____ By: _____

Attorney for Plaintiff

**Daniel G. Schmieg, Esquire - I.D. No. 62205
One Penn Center at Suburban Station-Suite 1400
Philadelphia, PA 19103
(215) 563-7000**

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.

MANUFACTURERS AND TRADERS TRUST
COMPANY

VS.

PATRICIA WATRO

WRIT OF EXECUTION #177 OF 2004 ED

POSTING OF PROPERTY

DECEMBER 10, 2004

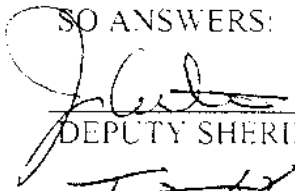
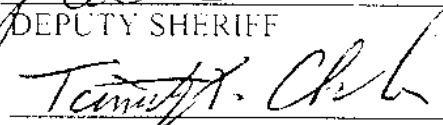
POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE

PROPERTY OF PATRICIA WATRO AT 1609 2ND AVENUE BERWICK

COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY

COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

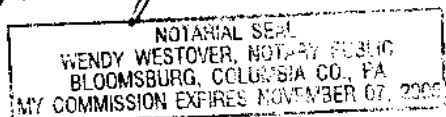
SO ANSWERS:


DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 13TH DAY OF DECEMBER 2004





102595-02-M-1

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

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

2. Article Number (Transfer from service label) **7004 1160 0005 9398 9167**

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) **S. Moore** C. Date of Delivery **NOV 5**

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

102595-02-M-1

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.

1. Article Addressed to:

Franklin First Savings Bank
44 West Market St.
Wilkes-Barre, PA 18773

2. Article Number (Transfer from service label) **7004 1160 0005 9398 9167**

PS Form 3811, February 2004

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

OFFICE OF E.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

2. Article Number (Transfer from service label) **7004 1160 0005 9398 9143**

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) **NOV 04 2004** C. Date of Delivery

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

102595-02-M-1

102595-02-M-1

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

2. Article Number (Transfer from service label) **7004 1160 0005 9398 9174**

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) **NOV 04 2004** C. Date of Delivery

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

102595-02-M-1

102595-02-M-1

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

2. Article Number (Transfer from service label) **7004 1160 0005 9398 9174**

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) **NOV 04 2004** C. Date of Delivery

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

102595-02-M-1

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

COMPLETE THIS SECTION ON DELIVERY

A. Signature *William J. McArthur*
B. Received by (Printed Name) *William J. McArthur*
C. Date of Delivery *NOV 04 2004*
D. Is delivery address different from item 1? ☒ Yes
If YES, enter delivery address below: ☐ No

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

2. Article Number

(Transfer from service label)

7004 1160 0005 9398 9150

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

COMPLETE THIS SECTION ON DELIVERY

A. Signature *W. J. McArthur*
B. Received by (Printed Name) *W. J. McArthur*
C. Date of Delivery *NOV 04 2004*
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7004 1160 0005 9398 9129

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11



November 23, 2004

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

**MANUFACTURES & TRADERS TRUST COMPANY, S/B/M TO
FRANKLIN FIRST SAVINGS BANK**

VS

PATRICIA A. WATRO A/K/A PATRICIA ANN KEMP

DOCKET # 177ED2004

JD # 985JD2004

Dear Timothy:

Due to the sewer rates increasing effective January 2005, the updated amount for the property located at 1609 2nd Avenue, Berwick Pa through March 2005 is \$136.29.

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

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

MANUFACTURERS & TRADERS TRUST
COMPANY, S/B/M TO FRANKLIN FIRST
SAVINGS BANK

Docket # 177ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

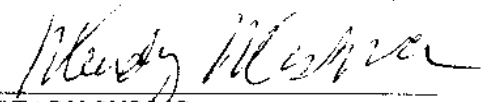
PATRICIA A. WATRO A/K/A PATRICIA ANN
KEMP

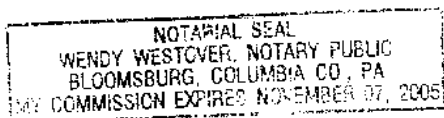
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, NOVEMBER 03, 2004, AT 4:15 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON PATRICIA A. WATRO A/K/A PATRICIA
ANN KEMP AT 1609 2ND AVE., BERWICK BY HANDING TO PATRICIA WATRO, , 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 THURSDAY, NOVEMBER 04, 2004


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

Tax Notice 2004 SCHOOL REAL ESTATE
 BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
 CONNIE C. GINGHER
 1615 LINCOLN AVENUE
 BERWICK, PA 18603

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

M KEMP PATRICIA ANN
 C/O PATRICIA ANN WATRO
 1609 SECOND AVENUE
 BERWICK PA 18603

T
O

FOR BERWICK AREA SCHOOL DISTRICT					DATE 08/01/2004		BILL# 002051	
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC. PENALTY			
REAL ESTATE	22577	39.400	871.74	889.53	978.48			
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.			PAY THIS AMOUNT					
			871.74	889.53	978.48			
			Sept. 30	Nov 30	Dec 1-15			
			IF PAID-ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER			

PROPERTY DESCRIPTION
 PARCEL 04D06 04800000
 1609 SECOND AVE
 0559-0078
 0.17 ACRES

ACCT. 7374

THIS TAX RETURNED TO COURT HOUSE:
 December 15, 2004

Original

9-24-028

M + T

Tax Notice 2004 County & Municipality

MAKE CHECKS PAYABLE TO:

Connie C. Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

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

TAXES ARE DUE **PAYMENT IS REQUESTED**

KEMP PATRICIA ANN
 C/O PATRICIA ANN WATRO
 1609 SECOND AVENUE
 BERWICK, PA 18603

FOR: COLUMBIA COUNTY				DATE 03/01/2004		BILL NO. 4280	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY		
GENERAL SINKING	22,577	5.646	124.92	127.47	140.22		
LIGHT		.845	18.70	19.08	20.99		
FIRE		.75	16.59	16.93	17.78		
BORO RE		1.25	27.66	28.22	29.63		
		6.1	134.97	137.72	144.61		
The discount & penalty have been calculated for your convenience				322.84	329.42	353.23	
PAY THIS AMOUNT				Apr 30	June 30	June 30	
				If paid on or before	If paid on or before	If paid after	

CITY		TWP			
Discount	2 %	2 %			
Penalty	10 %	5 %			
PARCEL: 04D-06-048-00.000					
1609 SECOND AVE					
.653 Acres					
Land				2,880	
Buildings				19,697	
Total Assessment				22,577	

This tax returned to court on January 1, 2004

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

Bill is full for 2004
Id by M + T Bank
Chris

COUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Date: 11/04/2004

Fee: \$5.00

Cert. NO: 241

KEMP PATRICIA ANN
C/O PATRICIA ANN WATRO
1609 SECOND AVENUE
BERWICK PA 18603

District: BERWICK BORO
Deed: 0559 -0078
Location: 1609 SECOND AVE LOT
Parcel Id: 04D-06 -048-00,000

Assessment: 22,577
Balances as of 11/04/2004

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Timothy T. Chamberlain Per: dm.
Sheriff



November 4, 2004

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

**MANUFACTURERS & TRADERS TRUST COMPANY, S/B/M TO
FRANKLIN FIRST SAVINGS BANK**

VS

PATRICIA A. WATRO A/K/A PATRICIA ANN KEMP

DOCKET # 177ED2004

JD # 985JD2004

Dear Timothy:

The outstanding balance on sewer account #117400 for the property located at 1609 2nd Avenue, Berwick, Pa through March 2005 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:
DATE RECEIVED 10/27/2004

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 177ED2004

PLAINTIFF MANUFACTURERS & TRADERS TRUST COMPANY, S/B/M
TO FRANKLIN FIRST SAVINGS BANK

DEFENDANT PATRICIA A. WATRO A/K/A PATRICIA ANN KEMP

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

SERVED UPON DAVE GOOD

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11.04.04 TIME 0825 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	<u>_____</u>	_____	_____	DATE <u>11.04.04</u>

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/27/2004

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 177ED2004

PLAINTIFF MANUFACTURERS & TRADERS TRUST COMPANY, S/B/M
TO FRANKLIN FIRST SAVINGS BANK

DEFENDANT PATRICIA A. WATRO A/K/A PATRICIA ANN KEMP

PERSON/CORP TO SERVED	PAPERS TO SERVED
PATRICIA A. WATRO A/K/A PATRICIA ANN KEMP	WRIT OF EXECUTION - MORTGAGE FORECLOSURE
1609 2ND AVE.	
BERWICK	

SERVED UPON PATRICIA WATRO

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-03-04 TIME 1615 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Flora S. S. S.

DATE 11-03-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/27/2004

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 177ED2004

PLAINTIFF MANUFACTURERS & TRADERS TRUST COMPANY, S/B/M
TO FRANKLIN FIRST SAVINGS BANK

DEFENDANT PATRICIA A. WATRO A/K/A PATRICIA ANN KEMP

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 11.03.04 TIME 1605 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

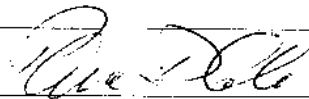
F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
------	------	---------	---------

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

DEPUTY



DATE 11.03.04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/27/2004

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 177ED2004

PLAINTIFF MANUFACTURERS & TRADERS TRUST COMPANY, S/B/M
TO FRANKLIN FIRST SAVINGS BANK

DEFENDANT PATRICIA A. WATRO A/K/A PATRICIA ANN KEMP

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON KELLY G. WATRO

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 11/05/04 TIME 1600 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY Paul Dill DATE 11.03.04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/27/2004

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 177ED2004

PLAINTIFF MANUFACTURERS & TRADERS TRUST COMPANY, S/B/M
TO FRANKLIN FIRST SAVINGS BANK

DEFENDANT PATRICIA A. WATRO A/K/A PATRICIA ANN KEMP

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Asli Khan - Cust SPS

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11.03.04 TIME 1515 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

De. DeLo DATE 11.03.04

REAL ESTATE OUTLINE

ED # 177-04

DATE RECEIVED 10-27-04
DOCKET AND INDEX 11-3-04
SET FILE FOLDER UP 11-3-04

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# 384214
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Jan. 26, 05 TIME 1030
POSTING DATE Dec. 15, 04
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan. 5
2ND WEEK 12
3RD WEEK 19, 05

SHERIFF'S SALE

WEDNESDAY JANUARY 26, 2005 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 177 OF 2004 ED AND CIVIL WRIT NO. 985 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, together with the two-story frame single dwelling house thereon erected, lying and being situate on the northerly side of Second Avenue in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner of Lot No. 796 this being the west side of the second lot west of Eaton Street on the north side of Second Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, and a part of the Berwick Land and Improvement Company's addition to the Borough of Berwick. See plot or plan recorded in the Recorder's Office at Bloomsburg, Pa., in Miscellaneous Book No. 8, page 366; thence in a northerly direction along Lot No. 796 one hundred sixty feet to a 15-foot alley; thence in a westerly direction along said alley 45 feet to the corner of Lot No. 798; thence in a southerly direction along Lot No. 198 one hundred sixty feet to Second Avenue; thence in an easterly direction along Second Avenue 45 feet to the place of beginning. This description is intended to cover Lot No. 797.

Tax Parcel # 04D-06-048.

TITLE TO SAID PREMISES IS VESTED IN Patricia Ann Kimp by Deed from Elizabeth Mowery and Harold R. Heintzelman, Executors of the Estate of Thelma M. Heintzelman, deceased dated 1/20/1994 and recorded 1/20/1994, in Deed Book 559 Page 78.

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
Daniel G. Schmieg
1617 John F. Kennedy Blvd.
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY JANUARY 26, 2005 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 177 OF 2004 ED AND CIVIL WRIT NO. 985 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, together with the two-story frame single dwelling house thereon erected, lying and being situate on the northerly side of Second Avenue in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner of Lot No. 796 this being the west side of the second lot west of Eaton Street on the north side of Second Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, and a part of the Berwick Land and Improvement Company's addition to the Borough of Berwick. See plot or plan recorded in the Recorder's Office at Bloomsburg, Pa., in Miscellaneous Book No. 8, page 366; thence in a northerly direction along Lot No. 796 one hundred sixty feet to a 15-foot alley; thence in a westerly direction along said alley 45 feet to the corner of Lot No. 798; thence in a southerly direction along Lot No. 198 one hundred sixty feet to Second Avenue; thence in an easterly direction along Second Avenue 45 feet to the place of beginning. This description is intended to cover Lot No. 797.

Tax Parcel # 04D-06-048.

TITLE TO SAID PREMISES IS VESTED IN Patricia Ann Kimp by Deed from Elizabeth Mowery and Harold R. Heintzelman, Executors of the Estate of Thelma M. Heintzelman, deceased dated 1/20/1994 and recorded 1/20/1994, in Deed Book 559 Page 78.

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Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd.
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY JANUARY 26, 2005 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 177 OF 2004 ED AND CIVIL WRIT NO. 985 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:

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BEGINNING at the southwest corner of Lot No. 796 this being the west side of the second lot west of Eaton Street on the north side of Second Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, and a part of the Berwick Land and Improvement Company's addition to the Borough of Berwick. See plot or plan recorded in the Recorder's Office at Bloomsburg, Pa., in Miscellaneous Book No. 8, page 366; thence in a northerly direction along Lot No. 796 one hundred sixty feet to a 15-foot alley; thence in a westerly direction along said alley 45 feet to the corner of Lot No. 798; thence in a southerly direction along Lot No. 198 one hundred sixty feet to Second Avenue; thence in an easterly direction along Second Avenue 45 feet to the place of beginning. This description is intended to cover Lot No. 797.

Tax Parcel # 04D-06-048.

TITLE TO SAID PREMISES IS VESTED IN Patricia Ann Kimp by Deed from Elizabeth Mowery and Harold R. Heintzelman, Executors of the Estate of Thelma M. Heintzelman, deceased dated 1/20/1994 and recorded 1/20/1994, in Deed Book 559 Page 78.

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Plaintiff's Attorney
Daniel G. Schmieg
1617 John F. Kennedy Blvd.
Philadelphia, PA 19103

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

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

**MANUFACTURERS & TRADERS TRUST
COMPANY, S/B/M TO FRANKLIN FIRST
SAVINGS BANK**

Plaintiff

vs.

**PATRICIA A. WATRO A/K/A PATRICIA
ANN KEMP**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2004-CV-985
: *2004-ED-177*
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:**

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 1609 2ND AVENUE
BERWICK, PA 18603

(see attached legal description)

Amount Due	\$29,561.64
Interest from 10/23/04 to sale date (per diem-\$4.86)	\$ _____
Total	\$ _____ Plus Costs as endorsed.

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

Dated: *October 27, 2004*
(Seal)

ALL THAT CERTAIN lot, piece or parcel of land, together with the two-story frame single dwelling house thereon erected, lying and being situate on the northerly side of Second Avenue in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner of Lot No. 796, this being the west side of the second lot west of Eaton Street on the north side of Second Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, and a part of the Berwick Land and Improvement Company's addition to the Borough of Berwick. See plot or plan recorded in the Recorder's Office at Bloomsburg, Pa., in Miscellaneous Book No. 8, page 366; thence in a northerly direction along Lot No. 796 one hundred sixty feet to a 15-foot alley; thence in a westerly direction along said alley 45 feet to the corner of Lot No. 798; thence in a southerly direction along Lot No. 798 one hundred sixty feet to Second Avenue; thence in an easterly direction along Second Avenue 45 feet to the place of beginning. This description is intended to cover Lot No. 797.

Tax Parcel #04D-06-048.

TITLE TO SAID PREMISES IS VESTED IN Patricia Ann Kimp by Deed from Elizabeth A. Kimp and Harold R. Heintzelman, Executors of the Estate of Thelma M. Heintzelman, deceased dated 1/20/1994 and recorded 1/20/1994, in Deed Book 559 Page 78.

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

**MANUFACTURERS & TRADERS TRUST
COMPANY, S/B/M TO FRANKLIN FIRST
SAVINGS BANK**

Plaintiff

vs.

**PATRICIA A. WATRO A/K/A PATRICIA
ANN KEMP**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2004-CV-985
: *2004-ED-177*
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:**

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 1609 2ND AVENUE
BERWICK, PA 18603

(see attached legal description)

Amount Due	\$29,561.64
Interest from 10/23/04 to sale date (per diem-\$4.86)	\$ _____
Total	\$ _____ Plus Costs as endorsed.

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

Dated: *October 27 2004*
(Seal)

ALL THAT CERTAIN lot, piece or parcel of land, together with the two-story frame house thereon erected, lying and being situate on the northerly side of Second Avenue of Berwick, County of Columbia and State of Pennsylvania, bounded and described as

BEGINNING at the southwest corner of Lot No. 796, this being the west side of the of Eaton Street on the north side of Second Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, and a part of the Berwick Land and Improvement Company's Lot No. 1 in the Borough of Berwick. See plot or plan recorded in the Recorder's Office at Bloomsburg, Pennsylvania, Miscellaneous Book No. 8, page 366; thence in a northerly direction along Lot No. 796 one hundred sixty feet to a 15-foot alley; thence in a westerly direction along said alley 45 feet to the corner of Lot No. 798; thence in a southerly direction along Lot No. 798 one hundred sixty feet to the corner of Second Avenue; thence in an easterly direction along Second Avenue 45 feet to the place of beginning. This is intended to cover Lot No. 797.

Tax Parcel #04D-06-048.

TITLE TO SAID PREMISES IS VESTED IN Patricia Ann Kimp by Deed from Patricia A. Kimp and Harold R. Heintzelman, Executors of the Estate of Thelma M. Heintzelman, dated 1/20/1994 and recorded 1/20/1994, in Deed Book 559 Page 78.

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

**MANUFACTURERS & TRADERS TRUST
COMPANY, S/B/M TO FRANKLIN FIRST
SAVINGS BANK**

Plaintiff

vs.

**PATRICIA A. WATRO A/K/A PATRICIA
ANN KEMP**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2004-CV-985
: *2004-ED-177*
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:**

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 1609 2ND AVENUE
BERWICK, PA 18603

(see attached legal description)

Amount Due \$29,561.64

Interest from 10/23/04 \$ _____
to sale date
(per diem-\$4.86)

Total \$ _____ Plus Costs as endorsed.

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

Dated: *October 27, 2004*
(Seal)

ALL THAT CERTAIN lot, piece or parcel of land, together with the two-story frame single dwelling house thereon erected, lying and being situate on the northerly side of Second Avenue in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner of Lot No. 796, this being the west side of the second lot west of Eaton Street on the north side of Second Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, and a part of the Berwick Land and Improvement Company's addition to the Borough of Berwick. See plot or plan recorded in the Recorder's Office at Bloomsburg, Pa., in Miscellaneous Book No. 8, page 366; thence in a northerly direction along Lot No. 796 one hundred sixty feet to a 15-foot alley; thence in a westerly direction along said alley 45 feet to the corner of Lot No. 798; thence in a southerly direction along Lot No. 798 one hundred sixty feet to Second Avenue; thence in an easterly direction along Second Avenue 45 feet to the place of beginning. This description is intended to cover Lot No. 797.

Tax Parcel #04D-06-048.

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FEDERMAN and PHELAN, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MANUFACTURERS & TRADERS
TRUST COMPANY, S/B/M TO
FRANKLIN FIRST SAVINGS BANK

Plaintiff

vs.

PATRICIA A. WATRO A/K/A
PATRICIA ANN KEMP

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-985
: 2004-ED-177
:

CERTIFICATION

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

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

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

FEDERMAN and PHELAN, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MANUFACTURERS & TRADERS
TRUST COMPANY, S/B/M TO
FRANKLIN FIRST SAVINGS BANK

Plaintiff

vs.

PATRICIA A. WATRO A/K/A
PATRICIA ANN KEMP

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-985
: 2004-ED-177
:
:

CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91, which is:

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

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DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

FEDERMAN and PHELAN, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MANUFACTURERS & TRADERS
TRUST COMPANY, S/B/M TO
FRANKLIN FIRST SAVINGS BANK

Plaintiff

vs.

PATRICIA A. WATRO A/K/A
PATRICIA ANN KEMP

: COLUMBIA County
:
: Court of Common Pleas
:

: CIVIL DIVISION

: NO. 2004-CV-985

: 2004-ED-177

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

MANUFACTURERS & TRADERS TRUST COMPANY, S/B/M TO FRANKLIN FIRST SAVINGS BANK, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **1609 2ND AVENUE, 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 so indicate)

PATRICIA A. WATRO
A/K/A PATRICIA ANN KEMP

1609 2ND AVENUE
BERWICK, PA 18603

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

NAME

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

SAME AS ABOVE

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


DANIEL G. SCHMIEG, ESQUIRE

Date: 10/22/04

FEDERMAN and PHELAN, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MANUFACTURERS & TRADERS
TRUST COMPANY, S/B/M TO
FRANKLIN FIRST SAVINGS BANK

Plaintiff

vs.

PATRICIA A. WATRO A/K/A
PATRICIA ANN KEMP

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-985
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129.1

MANUEACTURERS & TRADERS TRUST COMPANY, S/B/M TO FRANKLIN FIRST SAVINGS BANK, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **1609 2ND AVENUE, BERWICK, PA 18603**.

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LAST KNOWN ADDRESS

PATRICIA A. WATRO
A/K/A PATRICIA ANN KEMP

1609 2ND AVENUE
BERWICK, PA 18603

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

**FRANKLIN FIRST SAVINGS BANK 44 WEST MARKET STREET
WILKES BARRE, PA 18773-0449**

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

NONE

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

NONE

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

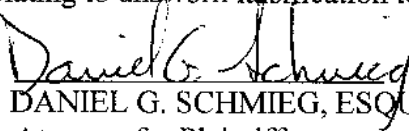
TENANT/OCCUPANT

**1609 2ND AVENUE
BERWICK, PA 18603**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: **10/22/04**

FEDERMAN and PHELPS, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MANUFACTURERS & TRADERS
TRUST COMPANY, S/B/M TO
FRANKLIN FIRST SAVINGS BANK

Plaintiff

vs.

PATRICIA A. WATRO A/K/A
PATRICIA ANN KEMP

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION

: NO. 2004-CV-985

: 2004-ED-177

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

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NAME

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

PATRICIA A. WATRO
A/K/A PATRICIA ANN KEMP

1609 2ND AVENUE
BERWICK, PA 18603


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

NAME

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

SAME AS ABOVE

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


DANIEL G. SCHMIEG, ESQUIRE

Date: 10/22/04

FEDERMAN and PHELAN, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

**MANUFACTURERS & TRADERS
TRUST COMPANY, S/B/M TO
FRANKLIN FIRST SAVINGS BANK**

Plaintiff

vs.

**PATRICIA A. WATRO A/K/A
PATRICIA ANN KEMP**

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-985
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129.1

MANUFACTURERS & TRADERS TRUST COMPANY, S/B/M TO FRANKLIN FIRST SAVINGS BANK, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **1609 2ND AVENUE, BERWICK, PA 18603**.

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

NAME

LAST KNOWN ADDRESS

**PATRICIA A. WATRO
A/K/A PATRICIA ANN KEMP**

**1609 2ND AVENUE
BERWICK, PA 18603**

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

FRANKLIN FIRST SAVINGS BANK

44 WEST MARKET STREET
WILKES BARRE, PA 18773-0449

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

NONE

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

NONE

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

DOMESTIC RELATIONS OF
COLUMBIA COUNTY

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


TENANT/OCCUPANT

1609 2ND AVENUE
BERWICK, PA 18603

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE

P.O. BOX 2675
HARRISBURG, PA 17105

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: 10/22/04

FEDERMAN and PHELAN, L.L.P.
By: DANIEL G. SCHMIEG
Identification No. 62205
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
(215) 563-7000

ATTORNEY FOR PLAINTIFF

MANUFACTURERS & TRADERS
TRUST COMPANY, S/B/M TO
FRANKLIN FIRST SAVINGS BANK

Plaintiff

vs.

PATRICIA A. WATRO A/K/A
PATRICIA ANN KEMP

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-985

: 2004-ED-177
:
:
:

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

10/22/04

**TO: PATRICIA A. WATRO A/K/A PATRICIA ANN KEMP
1609 2ND AVENUE
BERWICK, PA 18603**

Your house (real estate) at **1609 2ND AVENUE, BERWICK, PA 18603**, is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$29,561.64** obtained by **MANUFACTURERS & TRADERS TRUST COMPANY, S/B/M TO FRANKLIN FIRST SAVINGS BANK** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (814) 272-9350.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

ALL THAT CERTAIN lot, piece or parcel of land, together with the two-story frame single dwelling house thereon erected, lying and being situate on the northerly side of Second Avenue in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner of Lot No. 796, this being the west side of the second lot west of Eaton Street on the north side of Second Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, and a part of the Berwick Land and Improvement Company's addition to the Borough of Berwick. See plot or plan recorded in the Recorder's Office at Bloomsburg, Pa., in Miscellaneous Book No. 8, page 366; thence in a northerly direction along Lot No. 796 one hundred sixty feet to a 15-foot alley; thence in a westerly direction along said alley 45 feet to the corner of Lot No. 798; thence in a southerly direction along Lot No. 798 one hundred sixty feet to Second Avenue; thence in an easterly direction along Second Avenue 45 feet to the place of beginning. This description is intended to cover Lot No. 797.

Tax Parcel #04D-06-048.

TITLE TO SAID PREMISES IS VESTED IN Patricia Ann Kimp by Deed from Elizabeth M. Kimp and Harold R. Heintzelman, Executors of the Estate of Thelma M. Heintzelman, deceased dated 1/20/1994 and recorded 1/20/1994, in Deed Book 559 Page 78.

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

**MANUFACTURERS & TRADERS TRUST
COMPANY, S/B/M TO FRANKLIN FIRST
SAVINGS BANK**

DEFENDANT

**PATRICIA A. WATRO
A/K/A PATRICIA ANN KEMP**

COURT NO.: 2004-CV-985

**SERVE PATRICIA A. WATRO A/K/A PATRICIA
ANN KEMP AT:
1609 2ND AVENUE
BERWICK, PA 18603**

a)TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: _____

PLEASE POST THE HANDBILL.

SERVED

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

___ Defendant personally served.

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

Relationship is _____.

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

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

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

___ _____ an officer of said Defendant's company.

___ Other: _____.

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

SHERIFF

By: _____ Deputy Sheriff

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

___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

I.DEPUTIZED SERVICE

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

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF

DANIEL G. SCHMIEG, ESQUIRE

I.D.#62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215)563-7000

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under 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 o the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

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

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

.....(SEAL)
/ s/ Clerk of Court

....., 20

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

Sir: --- There will be placed in
your hands

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

follows: MANUFACTURERS & TRADERS TRUST COMPANY,
S/B/M.TQ.FRANKLIN.FIRST.SAVINGS.BANK vs PATRICIA.A.
WATRO.A/K/A.PATRICIA.ANN.KEMP

The defendant will be found at .1609.2ND.AVENUE,
BERWICK,.PA.18603

.....Attorney for Plaintiff

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

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

See attached legal description.....

.....

.....

.....

ALL THAT CERTAIN lot, piece or parcel of land, together with the two-story frame house thereon erected, lying and being situate on the northerly side of Second Avenue in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows: wit:

BEGINNING at the southwest corner of Lot No. 796, this being the west side of the section of Eaton Street on the north side of Second Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, and a part of the Berwick Land and Improvement Company's map of the Borough of Berwick. See plot or plan recorded in the Recorder's Office at Bloomsburg, in Miscellaneous Book No. 8, page 366; thence in a northerly direction along Lot No. 796 one hundred sixty feet to a 15-foot alley; thence in a westerly direction along said alley 45 feet to the corner of Lot No. 798; thence in a southerly direction along Lot No. 798 one hundred sixty feet to Second Avenue; thence in an easterly direction along Second Avenue 45 feet to the place of beginning. This description is intended to cover Lot No. 797.

Tax Parcel #04D-06-048.

TITLE TO SAID PREMISES IS VESTED IN Patricia Ann Kimp by Deed from Elmer and Harold R. Heintzelman, Executors of the Estate of Thelma M. Heintzelman, dated 1/20/1994 and recorded 1/20/1994, in Deed Book 559 Page 78.

ALL THAT CERTAIN lot, piece or parcel of land, together with the two-story frame stone house thereon erected, lying and being situate on the northerly side of Second Avenue in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at the southwest corner of Lot No. 796, this being the west side of the southeast corner of Eaton Street on the north side of Second Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, and a part of the Berwick Land and Improvement Company's map of the Borough of Berwick. See plot or plan recorded in the Recorder's Office at Bloomsburg, Pennsylvania, Miscellaneous Book No. 8, page 366; thence in a northerly direction along Lot No. 796 one hundred sixty feet to a 15-foot alley; thence in a westerly direction along said alley 45 feet to the west side of Lot No. 798; thence in a southerly direction along Lot No. 798 one hundred sixty feet to the south side of Second Avenue; thence in an easterly direction along Second Avenue 45 feet to the place of beginning. That the above is intended to cover Lot No. 797.

Tax Parcel #04D-06-048.

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Tax Parcel #04D-06-048.

TITLE TO SAID PREMISES IS VESTED IN Patricia Ann Kimp by Deed from Eliot M. Heintzelman and Harold R. Heintzelman, Executors of the Estate of Thelma M. Heintzelman, dated 1/20/1994 and recorded 1/20/1994, in Deed Book 559 Page 78.

ALL THAT CERTAIN lot, piece or parcel of land, together with the two-story frame single dwelling house thereon erected, lying and being situate on the northerly side of Second Avenue in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwest corner of Lot No. 796, this being the west side of the second lot west of Eaton Street on the north side of Second Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, and a part of the Berwick Land and Improvement Company's addition to the Borough of Berwick. See plot or plan recorded in the Recorder's Office at Bloomsburg, Pa., in Miscellaneous Book No. 8, page 366; thence in a northerly direction along Lot No. 796 one hundred sixty feet to a 15-foot alley; thence in a westerly direction along said alley 45 feet to the corner of Lot No. 798; thence in a southerly direction along Lot No. 798 one hundred sixty feet to Second Avenue; thence in an easterly direction along Second Avenue 45 feet to the place of beginning. This description is intended to cover Lot No. 797.

Tax Parcel #04D-06-048.

TITLE TO SAID PREMISES IS VESTED IN Patricia Ann Kimp by Deed from Elizabeth Mowery and Harold R. Heintzelman, Executors of the Estate of Thelma M. Heintzelman, deceased dated 1/20/1994 and recorded 1/20/1994, in Deed Book 559 Page 78.

ALL THAT CERTAIN lot, piece or parcel of land, together with the two-story frame house thereon erected, lying and being situate on the northerly side of Second Avenue in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at the southwest corner of Lot No. 796, this being the west side of the southeast corner of Eaton Street on the north side of Second Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, and a part of the Berwick Land and Improvement Company's plat of Lot No. 796 in the Borough of Berwick. See plot or plan recorded in the Recorder's Office at Bloomsburg, Pennsylvania, Miscellaneous Book No. 8, page 366; thence in a northerly direction along Lot No. 796 one hundred sixty feet to a 15-foot alley; thence in a westerly direction along said alley 45 feet to the west side of Lot No. 798; thence in a southerly direction along Lot No. 798 one hundred sixty feet to Second Avenue; thence in an easterly direction along Second Avenue 45 feet to the place of beginning. This plat is intended to cover Lot No. 797.

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Tax Parcel #04D-06-048.

TITLE TO SAID PREMISES IS VESTED IN Patricia Ann Kimp by Deed from Ellen M. Kimp and Harold R. Heintzelman, Executors of the Estate of Thelma M. Heintzelman, dated 1/20/1994 and recorded 1/20/1994, in Deed Book 559 Page 78.

Types B

CHECK NO
000384214

3-180/360
COMMERCE BANK
PHILADELPHIA, PA 19148

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

FD 10/22/2004

DATE	AMOUNT
10/22/2004	*****1,350.00

Void after 90 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

Francis S. Bellman

THEY MADE IT APPEAR WITH HEY!

998051 9E:18081009E0:1 1171278E 117