

SHERIFF'S SALE COST SHEET

Wachovia Bank vs. Howard + Danny McAfee
 NO. 192-04 ED NO. 1049-04 JD DATE/TIME OF SALE 2-9-05 0900

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>22.50</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>12.00</u>	
TOTAL *****		\$ <u>393.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>848.48</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1073.48</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	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. <u>Luz. Co.</u>	\$ <u>55.00</u>	
TOTAL *****		\$ <u>55.00</u>

TOTAL COSTS (OPENING BID) \$ 1698.48

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

Wachovia Bank VS Howard & Donna McAfee

NO. 192-04 ED NO. 1049-04 JD

DATE/TIME OF SALE: 2-9-05 0900

BID PRICE (INCLUDES COST) \$ 1698,48

POUNDAGE - 2% OF BID \$ 33,97

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1732,45

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): + Michael P. Gray

TOTAL DUE: \$ 1732,45

LESS DEPOSIT: \$ 1350,60

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 382,45

LAW OFFICES

PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2393

TELEPHONE (717) 234-4178
TELECOPIER (717) 233-1149

February 18, 2005

OFFICE OF THE SHERIFF
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

Re: WACHOVIA BANK NATIONAL ASSOCIATION F/K/A FIRST UNION NATIONAL BANK
AS TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY vs.
HOWARD L. MCAFEE & DONNA M. MCAFEE
No. 2004-CV-0001049-MF

Dear Sheriff:

Enclosed please find affidavits of value for the deed to be prepared and recorded as a result of the sale held in this case.

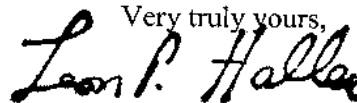
THE GRANTEE SHOULD BE:

WACHOVIA BANK NATIONAL ASSOCIATION F/K/A FIRST UNION NATIONAL BANK AS
TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY vs.
211 NORTH FRONT STREET
HARRISBURG, PA 17101

Please have the Recorder return the RECORDED DEED to me in the enclosed envelope, along with the recording receipt.

PLEASE CALL OUR OFFICE, COLLECT IF NECESSARY, THE DAY THE DEED IS RECORDED.

Thank you for your cooperation in this matter. Please call if you need anything further.

Very truly yours,

Leon P. Haller

LPH/kb
Enclosure



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
POST OFFICE BOX 8910
HARRISBURG, PA 17105-8910

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name

Leon P. Haller, Esquire

Telephone Number:

Area Code (717) 234-4178

Street Address

1719 North Front Street, Harrisburg, PA 17102

City

State

Zip Code

B TRANSFER DATA

Grantor(s)/Lessor(s)

Sheriff of Columbia County

Date of Acceptance of Document

Grantee(s)/Lessee(s)

WACHOVIA BANK, NATIONAL ASSOCIATION,
f/k/a FIRST UNION NATIONAL BANK, AS TRUSTEE FOR

Street Address

P. O. Box 380

Street Address PENNSYLVANIA HOUSING FINANCE AGENCY

211 North Front Street

City

Bloomsburg, PA 17815

State

Zip Code

City

Harrisburg, PA 17101

State

Zip Code

C PROPERTY LOCATION

Street Address

RR 4, Box 4709, a/k/a 488A Summerhill Road

City, Township, Borough

Township of Briar Creek

County

Columbia County

School District

Tax Parcel Number

07-04-003-01

D VALUATION DATA

1. Actual Cash Consideration

\$1,698.48

2. Other Consideration

+ 0.00

3. Total Consideration

= \$1,698.48

4. County Assessed Value

\$33,303.00

5. Common Level Ratio Factor

x 3.05

6. Fair Market Value

= \$101,574.15

E EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Interest Conveyed

100%

TAX EXEMPT

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
(Name of Decedent) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 697, Page Number 572
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles).
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

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

Signature of Correspondent or Responsible Party

Leon P. Haller, Esquire

Date

2/18/05

(SEE REVERSE)

105039

Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17102

COMMERCIAL BANK
60-184-313

CHECK NO. 105039
CHECK DATE 02/09/2005

CHECK AMOUNT

\$*****382.45

PAY

THREE HUNDRED EIGHTY TWO AND 45/100 DOLLARS*****

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF
35 West main Street
P.O. Box 380
Bloomsburg, Pa 17815

VOID AFTER 90 DAYS

⑆105039⑆ ⑆031301845⑆ 51 320931 2⑆

T. J. G. [Signature]

16-10-91

61

COUNTY OF COLUMBIA

$$\} \text{ SS}$$

Paul R. Eyerly, 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 that day and on the attached notice January 19, 26; February 2, 2005, 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.

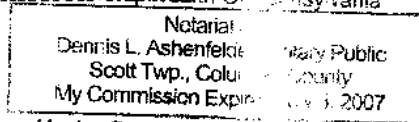
PURE

Sworn and subscribed to before me this 3rd day of February, 2005.



(Notary Public)

My commission expires on or before 01/01/2014 of Pennsylvania



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.

[illegible]

LAW OFFICES
PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-1206
E-MAIL: MTG@PKH.COM

JOHN W. PURCELL
HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL, JR.
VALERIE A. GUNN
JILL M. WINEKA
BRIAN J. TYLER
NICHOLE M. STALEY

JOSEPH NISSLEY (1910-1982)
ANTHONY DiSANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD
(717) 533-3836

February 4, 2005

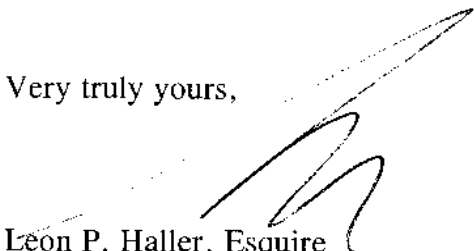
Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

Re: 2004-CV-0001049-MF WACHOVIA BANK NATIONAL ASSOCIATION F/K/A
FIRST UNION NATIONAL BANK AS TRUSTEE FOR PENNSYLVANIA
HOUSING FINANCE AGENCY vs. HOWARD L. MCAFEE and DONNA M.
MCAFEE

Dear Sir/Madam:

Enclosed please find a copy of the Return of Service regarding the above-referenced case for your records, as well as one copy. Please time-stamp the enclosed copy and return to me in the self-addressed stamped envelope provided. Should you have any questions, please do not hesitate to contact our office.

Very truly yours,



Leon P. Haller, Esquire

LPH/ple

Enclosure

WACHOVIA BANK NATIONAL ASSOCIATION
F/K/A FIRST UNION NATIONAL BANK AS
TRUSTEE FOR PENNSYLVANIA HOUSING
FINANCE AGENCY,

PLAINTIFF

VS.

HOWARD L. MCAFEE AND
DONNA M. MCAFFE,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2004-CV-0001049-MF

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 12/15/04, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

HOWARD L. MCAFEE
488A SUMMERHILL ROAD
BERWICK, PA 18603

DONNA M. MCAFFE
539 WEST 3RD STREET
NESCOPECK, PA 18635

Beneficial Consumer Discount Company
D/B/A Beneficial Mortgage Co. of PA
1544 Route 61 Highway South
Suite 6164
Pottsville, PA 17901

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
RR 4, BOX 4709
488 A SUMMERHILL ROAD
BERWICK, PA 18603

By _____

PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

LAW OFFICES

Purcell, Krug & Haller

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-1206

HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
JILL M. WINKA
BRIAN J. TYLER
NICHOLE M. STALEY O'GORMAN

HERSHEY
(717) 533-3836
JOSEPH NISSLEY (1910-1982)
JOHN W. PURCELL
VALERIE A. GUNNOF
COUNSEL

HOWARD L. MCAFEE
488A SUMMERHILL ROAD
BERWICK, PA 18603

DONNA M. MCAFFE
539 WEST 3RD STREET
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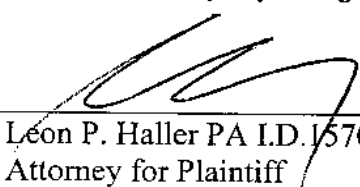
TENANT/OCCUPANT
RR 4, BOX 4709
488 A SUMMERHILL ROAD
BERWICK, PA 18603

NOTICE IS HEREBY GIVEN to the Defendants in the within action and those parties who hold one or more mortgages, judgments or tax liens against the real estate which is the subject of the Notice of Sale pursuant to Pennsylvania Rule of Civil Procedure 3129.1 attached hereto.

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

YOU ARE FURTHER NOTIFIED that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

By: _____


Leon P. Haller PA I.D. 15700
Attorney for Plaintiff

WACHOVIA BANK NATIONAL ASSOCIATION
F/K/A FIRST UNION NATIONAL BANK AS
TRUSTEE FOR PENNSYLVANIA HOUSING
FINANCE AGENCY,

PLAINTIFF

VS.

HOWARD L. MCAFEE AND
DONNA M. MCAFFE,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2004-CV-0001049-MF

IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: **WEDNESDAY, FEBRUARY 9, 2004**

TIME: **9:00 O'CLOCK A.M. PREVAILING LOCAL TIME**

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**RR 4, BOX 4709
BERWICK, PENNSYLVANIA 18603 A/K/A
488A SUMMERHILL ROAD
BERWICK, PA 18603**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2004-CV-0001049-MF

JUDGMENT AMOUNT \$86,781.28

THE NAMES OF THE OWNERS OR REPUTED OWNERS of this property is:

HOWARD L. MCAFEE AND DONNA M. MCAFFE

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff **(for example, to banks that hold mortgages and municipalities that are owed taxes)** will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

Susquehanna Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

ALL that certain piece, parcel or tract of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner located along the center line of L.R. 19040, being a corner common to lands now or formerly of Jack Fenstermaker; thence along the center line of L.R. 19040 south 37 degrees 00 minutes 00 seconds east 191.07 feet; thence along the line of lands now or formerly of Edward Davis north 81 degrees 10 minutes 47 seconds east 243.10 feet to an iron pin corner; thence along a line through the lands of Carl Edwin Whitmire, Jr. and Judith Ann Whitmire, his wife, Grantors herein, north 8 degrees 32 minutes 05 seconds west 166.77 feet to an iron pin corner along the line of lands now or formerly of Jack Fenstermaker; thence along the line of lands now or formerly of Jack Fenstermaker south 81 degrees 27 minutes 53 seconds west 334.16 feet to the place of beginning. **CONTAINING 1.11 ACRES OF LAND.**

EXCEPTING from the above described parcel of land and reserving unto the Grantors herein, Carl Edwin Whitmire, Jr. and Judith Ann Whitmire, his wife, their heirs, successors and assigns, a right-of-way being 14 feet in width, the center line described herein to wit: Beginning at a point along the center line of L.R. 19040, being south 37 degrees 00 minutes 00 seconds east 136.31 feet from the northwest corner of the above described parcel of land; thence along a line through the above described parcel of land, the following three courses and distances:

1. North 60 degrees 37 minutes 09 seconds east 113.28 feet;
2. North 70 degrees 58 minutes 22 seconds east 35.21 feet;
3. North 85 degrees 19 minutes 30 seconds east 129.01 feet to the dividing line between Lot No. 1 and Lot No. 2 of the C. Whitmire Subdivision.

SUBJECT TO RESTRICTIONS, RESERVATIONS, QUALIFICATIONS AND PROVISIONS AS CONTAINED IN APPROVED SUBDIVISION MAP RECORDED ON JULY 3, 1997 IN COLUMBIA COUNTY MAP BOOK 7, PAGE 1228.

HAVING THEREON ERECTED A dwelling house known as RR 4, Box 4709, a/k/a 488A Summerhill Road, Berwick, PA 18603

BEING THE SAME PREMISES WHICH Jeffrey A. Hess and Jayne L. Hess, by Deed dated 8/14/98 and recorded 8/17/98 in Columbia County Deed Book 697, page 568, granted and conveyed unto Howard L. McAfee and Donna M. McAfee.

Parcel # 07-04-003-01

7160 3901 9848 6924 4403

TO: DONNA M. MCAFFE
539 WEST 3RD STREET
NESCOPECK, PA 18635

SENDER:

REFERENCE:

PS Form 3800, June 2000

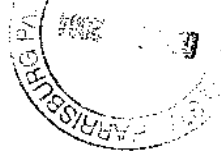
RETURN RECEIPT SERVICE	Postage	.6
	Certified Fee	2.30
	Return Receipt Fee	1.75
	Restricted Delivery	3.50
	Total Postage & Fees	8.15

US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



7160 3901 9848 6924 4410

TO: HOWARD L. MCAFEE
488A SUMMERHILL ROAD
BERWICK, PA 18603

SENDER:

REFERENCE:

PS Form 3800, June 2000

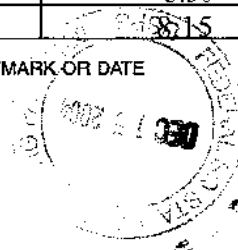
RETURN RECEIPT SERVICE	Postage	.6
	Certified Fee	2.30
	Return Receipt Fee	1.75
	Restricted Delivery	3.50
	Total Postage & Fees	8.15

US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE



PENNSYLVANIA HOUSING FINANCE AGENCY v. HOWARD L. MCAFEE DONNA M. MCAFFE
Columbia County Sale 2-9-05

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

HOWARD L. MCAFEE
488A SUMMERHILL ROAD
BERWICK, PA 18603

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

DONNA M. MCAFFE
539 WEST 3RD STREET
NESCOPECK, PA 18635

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Postmark:



UNITED STATES POSTAGE
PAID BY PITNEY BOWES
02 1A
0004353871
\$ 00.90
DEC 15 2004
MAILED FROM ZIP CODE 17102



PENNSYLVANIA HOUSING FINANCE AGENCY v. HOWARD L. MCAFEE DONNA M. MCAFFE
Columbia County Sale

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT
RR 4, BOX 4709
488 A SUMMERHILL ROAD
BERWICK, PA 18603

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

Beneficial Consumer Discount Company
D/B/A Beneficial Mortgage Co. of PA
1544 Route 61 Highway South
Suite 6164
Pottsville, PA 17901

Postmark:



UNITED STATES POSTAGE
02 1A
0004353871
\$ 00.90⁰
DEC 15 2004
MAILED FROM ZIP CODE 17102



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.

WACHOVIA BANK, N.A.

VS.

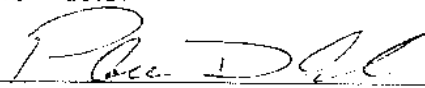
HOWARD & DONNA MCAFEE

WRIT OF EXECUTION #192 OF 2004 ED

POSTING OF PROPERTY

January 6, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF HOWARD & DONNA MCAFEE AT 488A SUMMERHILL AVE. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

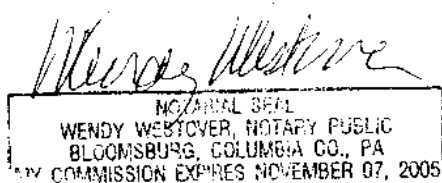
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 6TH DAY OF JANUARY 2005



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) 784-6306

**WACHOVIA BANK NATIONAL
ASSOCIATION F/K/A FIRST UNION
NATIONAL BANK AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE
AGENCY**

192ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

**HOWARD L. MCAFEE
DONNA M. MCAFEE**

NOW, FRIDAY, NOVEMBER 19, 2004, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, DONNA MCAFEE, AT 539 W. 3RD ST., NESCOPECK, PA

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

Luzerne County Sheriff's Department
Luzerne County Courthouse



200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

COLUMBIA COUNTY

2004-ED-192

WACHOVIA BANK

VS

HOWARD L. MCAFFE, ET UX

STATE OF PENNSYLVANIA
LUZERNE COUNTY SS:

MARK SENCZAKOWICZ, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on MONDAY the THIRTEENTH day of DECEMBER 20 04 at 11:18 A.M. M., prevailing time, he served the within WRIT OF EXECUTION, NOTICE OF SHERIFF'S SALE, AND DESCRIPTION

upon DONNA M. MCAFFE

the within named, by handing to DONNA M. MCAFFE personally, at HER RESIDENCE, 539 WEST 3RD STREET, NESCOPECK

_____ in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

Sheriff of Luzerne County

this THIRTEENTH day of DECEMBER 20 04

Prothonotary of Luzerne County

by _____
Deputy Sheriff of Luzerne County, Pennsylvania

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) 794-6300

WACHOVIA BANK NATIONAL
ASSOCIATION F/K/A FIRST UNION
NATIONAL BANK AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE
AGENCY

Docket # 192ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

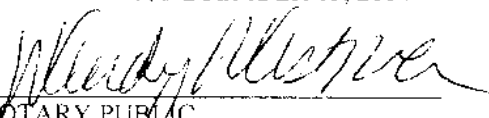
HOWARD L. MCAFEE
DONNA M. MCAFEE

AFFIDAVIT OF SERVICE


NOW, THIS TUESDAY, NOVEMBER 30, 2004, AT 5:20 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON HOWARD MCAFEE AT 488A
SUMMERHILL ROAD, BERWICK BY HANDING TO HOWARD MCAFEE, , A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, DECEMBER 03, 2004


NOTARY PUBLIC

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


X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/12/2004

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 192ED2004

PLAINTIFF

WACHOVIA BANK NATIONAL ASSOCIATION F/K/A
FIRST UNION NATIONAL BANK AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT

HOWARD L. MCAFEE
DONNA M. MCAFEE

PERSON/CORP TO SERVED
HOWARD MCAFEE
488A SUMMERHILL ROAD
BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Howard McAfee

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-30-04 TIME 1710 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
<u>11-22-04</u>	<u>1300</u>	<u>DANIELLO</u>	<u>11</u>
<u>11-23-04</u>	<u>1145</u>	<u>DANIELLO</u>	

DEPUTY

[Signature] DATE 11-30-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/12/2004

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 192ED2004

PLAINTIFF WACHOVIA BANK NATIONAL ASSOCIATION F/K/A
FIRST UNION NATIONAL BANK AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT HOWARD L. MCAFEE
DONNA M. MCAFEE

PERSON/CORP TO SERVED	PAPERS TO SERVED
JOAN ROTHERY-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
122 TWIN CHURCH ROAD	FORECLOSURE
BERWICK	

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11.22.04 TIME 1250 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 DeLo

DATE 11.22.04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/12/2004

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 192ED2004

PLAINTIFF

WACHOVIA BANK NATIONAL ASSOCIATION F/K/A
FIRST UNION NATIONAL BANK AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT

HOWARD L. MCAFEE
DONNA M. MCAFEE

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

SERVED UPON KERRY GREEN

RELATIONSHIP Client IDENTIFICATION _____

DATE 11.21.04 TIME 1125 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

Rev. D.C.

DATE 11.22.04



November 23, 2004

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

**WACHOVIA BANK NATIONAL ASSOCIATION F/K/A FIRST UNION
NATIONAL BANK AS TRUSTEE FOR PENNSYLVANIA HOUSING
FINANCE AGENCY**

VS

**HOWARD L. MCAFEE
DONNA M. MCAFEE**

DOCKET # 192ED2004

JD # 1049JD2004

Dear Timothy:

The property located at RR #4 Box 4709, Summerhill Road, Berwick Pa is not connected to the public sewer system, and therefore there is no amount to be collected through the month of February 2005.

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

Sincerely,

Kelly Greer
Kelly Greer
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
TEL: (717) 349-3622

PHONE
(717) 349-3622

24 HOUR PHONE
(717) 744-4370

Friday, November 19, 2004

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

WACHOVIA BANK NATIONAL ASSOCIATION F/K/A FIRST UNION
NATIONAL BANK AS TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE
AGENCY
VS
HOWARD L. MCAFEE
DONNA M. MCAFEE

DOCKET # 192ED2004

JD # 1049JD2004

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims
against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

\$,30.⁷⁵

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

I. Obligor information (To be completed by requestor)

Please search your records of child and spousal obligations to determine whether any record of overdue support exists for the following person:

<u>NAME</u>	<u>DATE OF BIRTH</u>	<u>SOCIAL SECURITY#</u>
<u>HOWARD L McAFEE</u>	<u>1/16/65</u>	<u>168-58-5342</u>

DATE: 11/22/04

REQUESTOR: Sheriff
 Print Name
(JDF 1049 JD 2004)
 Signature

II. Lien information (To be provided by DRS)

 WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE NAMED INDIVIDUAL.

 WE HAVE AN OPEN CASE, WITH NO OVERDUE SUPPORT OWED.

X WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

<u>Amount of Overdue Support</u>	<u>Next Due Date</u>	<u>Next Payment Amount</u>
<u>\$ 130.75</u>	<u> </u>	<u> </u>

Date: 11/22/04

BY: Julie H. Deane
 TITLE: Cust Srs

Certified from the record
 this 22 day of Nov 2004
 Gail K. Jordan
 Director Domestic Relations Section
Gail K. Jordan

REAL ESTATE TAX CERTIFICATION

Cert. NO: 290

District: BRIARCREEK TWP
Deed: 0678 -0311
Location:
Parcel Id:07 -04 -003-01,000

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

By: Timothy T. Chamberlain Per: dm.
Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/12/2004

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 192ED2004

PLAINTIFF

WACHOVIA BANK NATIONAL ASSOCIATION F/K/A
FIRST UNION NATIONAL BANK AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT

HOWARD L. MCAFEE
DONNA M. MCAFEE

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Leslie Leung

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-19-04 TIME _____ MILEAGE _____ OTHER _____

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

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

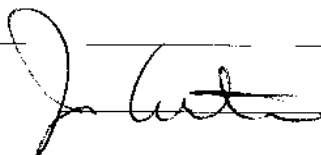
F. OTHER (SPECIFY) _____

ATTEMPTS

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

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

DEPUTY



DATE 11-19-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/12/2004

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 192ED2004

PLAINTIFF WACHOVIA BANK NATIONAL ASSOCIATION F/K/A
FIRST UNION NATIONAL BANK AS TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT HOWARD L. MCAFEE
DONNA M. MCAFEE

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

SERVED UPON DZERA 11/11/04

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-19-04 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

DATE 11-19-04

REAL ESTATE OUTLINE

ED # 192-04

DATE RECEIVED 11-12-04
DOCKET AND INDEX 11-19-04
SET FILE FOLDER UP 11-19-04

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# 101278

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

SALE DATE Feb 9, 2005 TIME 0900
POSTING DATE 1-6-05
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan 19
2ND WEEK 28
3RD WEEK Feb 2, 05

SHERIFF'S SALE

WEDNESDAY FEBRUARY 9, 2005 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 192 OF 2004 ED AND CIVIL WRIT NO. 1049 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 piece, parcel or tract of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner located along the center line of L.R. 19040, being a corner common to lands now or formerly of Jack Fenstermaker; thence along the center line of L.R. 19040 south 37 degrees 00 minutes 00 seconds east 191.07 feet; thence along the line of lands now or formerly of Edward Davis north 81 degrees 10 minutes 47 seconds east 243.10 feet to an iron pin corner; thence along a line through the lands of Carl Edwin Whitmire, Jr. and Judith Ann Whitmire, his wife, Grantors herein, north 8 degrees 32 minutes 05 seconds west 166.77 feet to an iron pin corner along the line of lands now or formerly of Jack Fenstermaker; thence along the line of lands now or formerly of Jack Fenstermaker south 81 degrees 27 minutes 53 seconds west 334.16 feet to the place of beginning. CONTAINING 1.11 ACRES OF LAND.

EXCEPTING from the above described parcel of land and reserving unto the Grantors herein, Carl Edwin Whitmire, Jr. and Judith Ann Whitmire, his wife, their heirs, successors and assigns, a right-of-way being 14 feet in width, the center line described herein to wit: Beginning at a point along the center line of L.R. 19040, being south 37 degrees 00 minutes 00 seconds east 136.31 feet from the northwest corner of the above described parcel of land; thence along a line through the above described parcel of land, the following three courses and distances;

1. North 60 degrees 37 minutes 09 seconds east 113.28 feet;
2. North 70 degrees 58 minutes 22 seconds east 35.21 feet;
3. North 85 degrees 19 minutes 30 seconds east 129.01 feet to the dividing line between Lot No. 1 and Lot No. 1 of the C. Whitmire Subdivision.

SUBJECT TO RESTRICTIONS, RESERVATIONS, QUALIFICATIONS AND PROVISIONS AS CONTAINED IN APPROVED SUBDIVISION MAP RECORDED ON JULY 3, 1997 IN COLUMBIA COUNTY MAP BOOK 7, PAGE 1228.

HAVING THEREON ERECTED A Dwelling house known as RR 4, Box 4709, a/k/a 488A Summerhill Road, Berwick, PA 18603

BEING THE SAME PREMISES WHICH Jeffrey A. Hess and Jayne L. Hess, by Deed dated 8/14/98 and recorded 8/17/98 in Columbia County Deed Book 697, page 568, granted and conveyed unto Howard L. McAfee and Donna M. McAfee. Parcel # 07-04-003-01

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
Leon Haller
1719 North Front Street
Harrisburg, PA 17102

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 9, 2005 AT 9:00 AM

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Plaintiff's Attorney
Leon Haller
1719 North Front Street
Harrisburg, PA 17102

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

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WEDNESDAY FEBRUARY 9, 2005 AT 9:00 AM

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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
Leon Haller
1719 North Front Street
Harrisburg, PA 17102

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

WACHOVIA BANK NATIONAL ASSOCIATION
F/K/A FIRST UNION NATIONAL BANK AS
TRUSTEE FOR PENNSYLVANIA HOUSING
FINANCE AGENCY,

PLAINTIFF

VS.

HOWARD L. MCAFEE AND
DONNA M. MCAFEE,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2004-CV-0001049-MF

2004-ED-192
IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **RR 4, BOX 4709 BERWICK, PENNSYLVANIA 18603 488 A SUMMERHILL ROAD BERWICK, PA 18603** as follows:

Amount due pursuant to Judgment	\$86,781.28
Interest	\$4,914.77
Per diem of \$11.51 to 2/1/05	
Late Charges (\$18.82 per month to 2/1/05)	\$529.30
Escrow Deficit	\$2,061.15
Property Inspections	\$60.00

TOTAL WRIT \$94,346.50

****Together with any additional interests, charges and costs to the date of Sheriff's Sale.**

Dated: 11.12.2004

Tamara B. Kline
PROTHONOTARY

(SEAL)

By *Barbara J. Schutte*
DEPUTY

SHERIFF:

I am submitting documentation necessary to schedule a Sheriffs sale of real estate.

If you require anything further or have any questions as to content or format, please contact the undersigned.

Thank you.

Traci Bernstein
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
PHONE: (717) 234-4178

Inquiries relating to service should be directed to Mindy Horley.

Inquiries relating to the actual sale should be directed to Sharon Dunn.

WACHOVIA BANK NATIONAL ASSOCIATION
F/K/A FIRST UNION NATIONAL BANK AS
TRUSTEE FOR PENNSYLVANIA HOUSING
FINANCE AGENCY,

PLAINTIFF

VS.

HOWARD L. MCAFEE AND
DONNA M. MCAFFE,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2004-CV-0001049-MF

2004-ED 192

IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **RR 4, BOX 4709 BERWICK, PENNSYLVANIA 18603 A/K/A 488 A SUMMERHILL ROAD BERWICK, PA 18603:**

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

HOWARD L. MCAFEE
488A SUMMERHILL ROAD
BERWICK, PA 18603

DONNA M. MCAFFE
539 WEST 3RD STREET
NESCOPECK, PA 18635

2. Name and address of Defendant(s) in the Judgment, if different from that listed. in (1) above: **SAME**

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

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

PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

Beneficial Consumer Discount Company
D/B/A Beneficial Mortgage Co. of PA
1544 Route 61 Highway South
Suite 6164
Pottsville, PA 17901

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

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: **UNKNOWN**

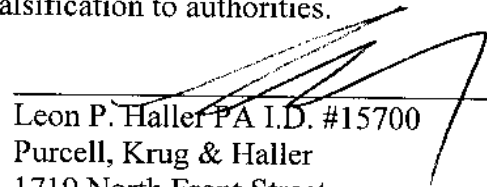
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
RR 4, BOX 4709
488 A SUMMERHILL ROAD
BERWICK, PA 18603

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

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



Leon P. Haller PA I.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: November 10, 2004

WACHOVIA BANK NATIONAL ASSOCIATION
F/K/A FIRST UNION NATIONAL BANK AS
TRUSTEE FOR PENNSYLVANIA HOUSING
FINANCE AGENCY,

PLAINTIFF

VS.

HOWARD L. MCAFEE AND
DONNA M. MCAFFE,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2004-CV-0001049-MF

2004-ED-192
IN MORTGAGE FORECLOSURE

copy

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BERWICK, PA 18603

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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: **UNKNOWN**

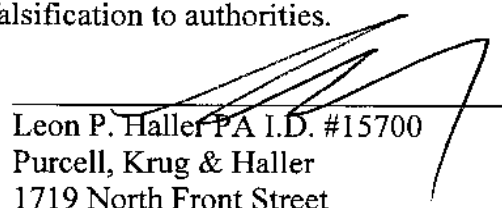
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
RR 4, BOX 4709
488 A SUMMERHILL ROAD
BERWICK, PA 18603

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

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



Leon P. Haller PA I.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: November 10, 2004

WACHOVIA BANK NATIONAL ASSOCIATION
F/K/A FIRST UNION NATIONAL BANK AS
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VS.

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IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2004-CV-0001049-MF

2004-ED-192
IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE:

TIME:

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**RR 4, BOX 4709
BERWICK, PENNSYLVANIA 18603 A/K/A
488A SUMMERHILL ROAD
BERWICK, PA 18603**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2004-CV-0001049-MF

JUDGMENT AMOUNT \$86,781.28

THE NAMES OF THE OWNERS OR REPUTED OWNERS of this property is:

HOWARD L. MCAFEE AND DONNA M. MCAFFE

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR
TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET
FREE LEGAL ADVICE:**

Susquehanna Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

ALL that certain piece, parcel or tract of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner located along the center line of L.R. 19040, being a corner common to lands now or formerly of Jack Fenstermaker; thence along the center line of L.R. 19040 south 37 degrees 00 minutes 00 seconds east 191.07 feet; thence along the line of lands now or formerly of Edward Davis north 81 degrees 10 minutes 47 seconds east 243.10 feet to an iron pin corner; thence along a line through the lands of Carl Edwin Whitmire, Jr. and Judith Ann Whitmire, his wife, Grantors herein, north 8 degrees 32 minutes 05 seconds west 166.77 feet to an iron pin corner along the line of lands now or formerly of Jack Fenstermaker; thence along the line of lands now or formerly of Jack Fenstermaker south 81 degrees 27 minutes 53 seconds west 334.16 feet to the place of beginning. **CONTAINING 1.11 ACRES OF LAND.**

EXCEPTING from the above described parcel of land and reserving unto the Grantors herein, Carl Edwin Whitmire, Jr. and Judith Ann Whitmire, his wife, their heirs, successors and assigns, a right-of-way being 14 feet in width, the center line described herein to wit: Beginning at a point along the center line of L.R. 19040, being south 37 degrees 00 minutes 00 seconds east 136.31 feet from the northwest corner of the above described parcel of land; thence along a line through the above described parcel of land, the following three courses and distances:

1. North 60 degrees 37 minutes 09 seconds east 113.28 feet;
2. North 70 degrees 58 minutes 22 seconds east 35.21 feet;
3. North 85 degrees 19 minutes 30 seconds east 129.01 feet to the dividing line between Lot No. 1 and Lot No. 2 of the C. Whitmire Subdivision.

SUBJECT TO RESTRICTIONS, RESERVATIONS, QUALIFICATIONS AND PROVISIONS AS CONTAINED IN APPROVED SUBDIVISION MAP RECORDED ON JULY 3, 1997 IN COLUMBIA COUNTY MAP BOOK 7, PAGE 1228.

HAVING THEREON ERECTED A dwelling house known as RR 4, Box 4709, a/k/a 488A Summerhill Road, Berwick, PA 18603

BEING THE SAME PREMISES WHICH Jeffrey A. Hess and Jayne L. Hess, by Deed dated 8/14/98 and recorded 8/17/98 in Columbia County Deed Book 697, page 568, granted and conveyed unto Howard L. McAfee and Donna M. McAfee.

Parcel # 07-04-003-01

ALL that certain piece, parcel or tract of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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Parcel # 07-04-003-01

TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: **WACHOVIA BANK NATIONAL ASSOCIATION F/K/A FIRST UNION
NATIONAL BANK AS TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY**

VS.

Defendant(s): **HOWARD L. MCAFEE AND DONNA M. MCAFFE**

Filed to No. **2004-CV-0001049-MF**

INSTRUCTIONS

This is real estate execution. The property is located at:

**RR 4, BOX 4709 BERWICK, PENNSYLVANIA 18603 A/K/A 488 A SUMMERHILL
ROAD BERWICK, PA 18603**

(A more complete legal description accompanies these documents.)

The parties to be served **PERSONALLY** and their addresses are as follows:

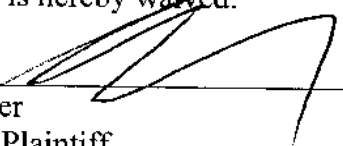
HOWARD L. MCAFEE: 488A SUMMERHILL ROAD BERWICK, PA 18603

DONNA M. MCAFFE: 539 WEST 3RD STREET NESCOPECK, PA 18635

WAIVER OF WATCHMAN AND INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

NOW, November 10, 2004 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Leon P. Haller
Attorney for Plaintiff
PA I.D. #15700

TO THE SHERIFF OF COLUMBIA COUNTY:

ORDER FOR SERVICE

DATE: November 10, 2004

FROM:

Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

CASE CAPTION:

***WACHOVIA BANK NATIONAL ASSOCIATION F/K/A FIRST UNION NATIONAL BANK AS
TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY***

VS.

HOWARD L. MCAFEE DONNA M. MCAFFE

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2004-CV-0001049-MF

SERVICE TO BE MADE ON DEFENDANT: DONNA M. MCAFFE

ADDRESS FOR "PERSONAL SERVICE": 539 WEST 3RD STREET NESCOPECK, PA 18635

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

** Please deputize Luzerne County **

TO THE SHERIFF OF COLUMBIA COUNTY:

ORDER FOR SERVICE

DATE: November 10, 2004

FROM:

Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

CASE CAPTION:

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HOWARD L. MCAFEE DONNA M. MCAFFE

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2004-CV-0001049-MF

SERVICE TO BE MADE ON DEFENDANT: HOWARD L. MCAFEE

ADDRESS FOR "PERSONAL SERVICE": 488A SUMMERHILL ROAD BERWICK, PA 18603

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

PURCELL, KRUG & HALLER

101278

11/10/2004 101278

Pay to the order of
Purcell, Krug & Haller
\$1,350.00

PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PA 17102

101278 11/10/2004

COMMERCE BANK
60-184-313
CHECK NO. CHECK DATE

101278

ONE THOUSAND THREE HUNDRED FIFTY AND 00/100
DOLLARS *****

*****1,350.00

CHECK AMOUNT

PAY
TO THE
ORDER
OF

CHESTER IN COLLINGDA COUNTY


VOID AFTER 90 DAYS

⑈101278⑈ ⑆031301845⑆ 51 320931 2⑈