

BILL NO.  
5469

4/30

# SHERIFF'S SALE COST SHEET

Washington Mutual Bank vs. Steven & Heather Powers  
 NO. 196-04 ED NO. 377-04 JD DATE/TIME OF SALE 3-23-05 1030

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

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>754.76</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>979.76</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>416.00</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>421.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>136.29</u>	
WATER 20	\$	
TOTAL *****		\$ <u>136.29</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>	
MISC. <u>Borks Co.</u>	\$ <u>24.50</u>	
TOTAL *****		\$ <u>24.50</u>

TOTAL COSTS (OPENING BID) \$ 2163.05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Washington Mutual Bank vs Steven & Heather Powers

NO. 196-04 ED NO. 377-04 JD

DATE/TIME OF SALE: 2-9-05 1030

BID PRICE (INCLUDES COST) \$ 2163.05

POUNDAGE - 2% OF BID \$ 43.26

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2206.31

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

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

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

PURCHASER(S) SIGNATURE(S): Michael Kennedy for Wash. Mutual Bank

TOTAL DUE: \$ 2206.31

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 856.31

Federman and Phelan is now  
**PHELAN HALLINAN & SCHMIEG, LLP**

1617 John F. Kennedy Boulevard  
Suite 1400

Philadelphia, PA 19103-1814

215-563-7000

Fax: 215-563-8656

[mark.sweeney@fedphe.com](mailto:mark.sweeney@fedphe.com)

Mark Sweeney  
Legal Assistant, ext. 1385

Representing Lenders in  
Pennsylvania and New Jersey

March 23, 2005

Office of the Sheriff  
Columbia County Courthouse  
5 West Main Street  
Bloomsburg, PA 17815

Re: POWERS, Steven E. & Heather M.  
457 East 11th Street  
Berwick, PA 18603  
No. 2004-CV-377

Dear Sir or Madam:

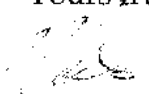
With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to Secretary of Veterans Affairs, an Officer of the United States of America, Varo Cleveland (MDP 262 PHI), P.O. Box 99640, Cleveland, OH, 44199.

Please record the Sheriff's Deed and send a copy via facsimile at your earliest convenience.

In addition, please find enclosed two (2) Statements of Value along with two (2) stamped self-addressed envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Mark Sweeney

Enclosure

cc: Washington Mutual Bank S/I/I WMHL Inc. Account No. 5724597264

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

## REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

### RECORDER'S USE ONLY

State Tax Paid

Book Number

Zip Code Zip Code

Page Number

Date Recorded

Complete each section and file in duplicate with Recorders 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	Telephone Number:
Daniel G. Schmieg, Esquire Suite 1400	Area Code ( 215 ) 563-7000
Street Address	City State Zip Code
One Penn Center at Suburban Station, 1617 JFK Blvd.	Philadelphia PA 19103

### B TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)
Harry A. Roadarmel, Jr. - Sheriff Columbia County Courthouse	SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA
Street Address	Street Address
P.O. Box 380, 35 W. Main Street	Varo Cleveland (MDP 262 PHI), P.O. Box 99640
City State Zip Code	City State Zip Code
Bloomsburg PA 17815	Cleveland OH 44199

### C PROPERTY LOCATION

Street Address	City, Township, Borough	
457 East 11th Street, Berwick, PA 18603	Borough of Berwick	
County	School District	Tax Parcel Number
Columbia	Borough of Berwick	04A-10-012-01

### D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$2,163.05	+ -0-	= \$2,163.05
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$26,380.00	x 3.05	= \$80,459.00

### E EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedant) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 670, Page Number 864.
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above. TRANSFER TO SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, is Exempt Pursuant to Sec. #91.193 (b) (1) (v) of the Pennsylvania Realty Transfer Tax Regulations. This is a Government Agency.)

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

Signature of Correspondent or Responsible Party	Date:
Daniel G. Schmieg, ESQUIRE	3/23/05

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

PHILAN HALLINAN & SCHMIEG LLP  
ATTORNEY ESCROW ACCOUNT  
ONE PENN CENTER, SUITE 1400  
PHILADELPHIA, PA 19103-1814

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180/360

CHEK NO  
42408

DATE	AMOUNT
04/28/2005	*****06.31

VOID 2-14 90 days

Pay EIGHT HUNDRED FIFTY SIX AND 31/100 DOLLARS

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

*Thomas S. Hallinan*

196  
⑈42408⑈ ⑆036001808⑆36 1508⑈6⑈

Federman and Phelan is now  
**PHELAN HALLINAN & SCHMIEG**

1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
215-563-7000  
Fax: 215-563-8656  
[mark.sweeney@fedphe.com](mailto:mark.sweeney@fedphe.com)

Mark Sweeney  
Legal Assistant, ext. 1385

Representing Lenders in  
Pennsylvania and New Jersey

April 28, 2005

Office of the Sheriff  
Columbia County Courthouse  
5 West Main Street  
Bloomsburg, PA 17815

Re: POWERS, Steven E. and Heather M.  
427 East 11th Street  
Berwick, PA 18603  
No. 2004-CV-377

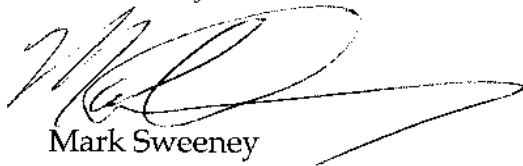
Dear Sir or Madam:

With reference to the above captioned property, there is an unpaid balance to your office in the amount of \$856.31. Enclosed you will find a check made out to your office in this amount to cover the unpaid balance.

Enclosed you will also find two self addressed stamped envelopes for your convenience.

Thank you in advance for your cooperation in this matter.

Yours truly,



Mark Sweeney

Enclosure

cc: Washington Mutual Bank

Account No. 5724597264

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

Washington Mutual Bank VS Steven & Heather Powers

NO. 196-04 ED NO. 377-04 JD

DATE/TIME OF SALE: 2-9-05 1030

BID PRICE (INCLUDES COST) \$ 2163.05

POUNDAGE - 2% OF BID \$ 43.26

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2206.31

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

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

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

PURCHASER(S) SIGNATURE(S): Atty Genl Deputy for Wash. Mutual Bank

TOTAL DUE: \$ 2206.31

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS

\$ 856.31

#90889



Phone: 570-389-5622  
Fax: 570-389-5625

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**

# Fax

**To:** Mark Sweeney

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Date:** April 28, 2005

**Phone:**

**Pages:** 4

**Re:** Past sales

**CC:**

☐ **Urgent**    ☐ **For Review**    ☐ **Please Comment**    ☐ **Please Reply**    ☐ **Please Recycle**

**•Comments:** I have attached 3 sales cost sheets with costs due. As soon as I receive the balance of cost I can record the deed. Thank You.

Law Offices  
**FEDERMAN AND PHELAN, LLP**  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19102  
Main Fax: (215) 563-7000  
Ph: (215) 563-7000  
Lynnette.britton@fedp.com

POWERS  
PST PV  
TLC  
MARCH 23  
1030

Katherine Trautz  
Sale Department, Ext. 1493

February 9, 2005

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

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

Dear Sir or Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for 2/9/05. Please relist the property for the 3/23/05 sale.

Very truly yours,

Katherine Trautz  
/kjm

VIA TELECOPY 570-389-5625

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


item 4 if Restricted Delivery is desired.  
Print your name and address on the reverse  
so that we can return the card to you.  
Attach this card to the back of the mailpiece,  
or on the front if space permits.

Article Addressed to:

Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

Article Number  
Transfer from service label

7004 1

<b>SENDER: COMPLETE THIS SECTION</b>		<b>COMPLETE THIS SECTION ON DELIVERY</b>	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature   </p> <p>B. Received by (Printed Name)  </p> <p>C. Date of Delivery  </p> <p>D. Is delivery address different from item #1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No          If yes, enter delivery address below:       </p>	
<p>1. Article Addressed to:</p> <p>COMMONWEALTH OF PENNSYLVANIA          DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE          BUREAU OF COMPLIANCE          CLEARANCE SUPPORT SECTION          DEPARTMENT 281230          HARRISBURG, PA 17128-1230</p>		<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>2. Article Number          (Transfer from service label)</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>7004 1160 0005 9399 0378</p>			

**MARCH 23, 2005**

9:00 AM COLUMBIA MALL-COLUMBIA MALL DRIVE BLOOMSBURG-PARCEL #18-02-048-03 NO TAXES

9:00 AM WILLIAM & RENA HUMMEL-2401 WEST FRONT ST. BERWICK-PARCEL #06-1B-2027 <sup>April Amount.</sup> 2,362.44  
(2003 & 2004 Taxes)

9:00 AM RONALD BANKS-225 RIDGE ST. BLOOMSBURG-PARCEL #31-4C1-036 1,694.64  
2003 & 2004 TAXES

9:30 AM DARNELL ADAMS-18 WASHINGTONVILLE RD BLOOMSBURG-PARCEL #21-13-00104 545.36  
2004 TAXES

9:30 AM TROY & MELISSA BECK-144 MUNICIPAL ROAD BERWICK-PARCEL #07-10B-021-56 4,795.91  
2001, 2002, 2003 & 2004

10:30 AM ROBERT & ALLISON COOK-215 CRANBERRY RUN ROAD BLOOMSBURG-PARCEL #01-16-00203  
NO TAXES

10:30 AM STEVEN & HEATHER POWERS-427 E. 11<sup>TH</sup> ST. BERWICK-PARCEL #04A-10-012-01 NO TAXES

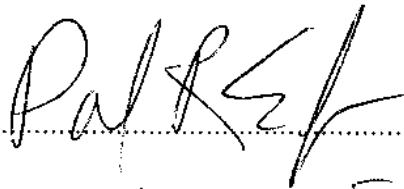
11:00 AM ANGELO & KAREN DEMARCO-335 MARY ST. BERWICK-PARCEL #04A-01-067 3,951.66  
2002, 2003 & 2004

+ 5.00

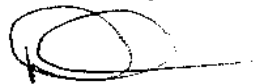
21 11/16

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } 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.

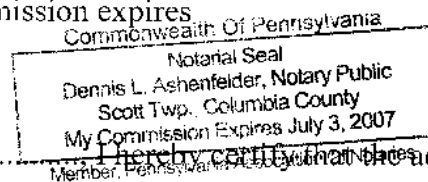


Sworn and subscribed to before me this 3<sup>rd</sup> day of February, 2005.



(Notary Public)

My commission expires



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



**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

January 11, 2005

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

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

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir or Madam:

Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,

LISA STEINMAN  
**for** PHELAN HALLINAN & SCHMIEG, LLP

**\*\*\*PROPERTY IS LISTED FOR THE 2/9/04 SHERIFF'S SALE.\*\*\***

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

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

) CIVIL ACTION

vs.

STEVEN E. POWERS  
HEATHER M. POWERS

) CIVIL DIVISION  
) NO. 2004-CV-377

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF COLUMBIA )

SS:

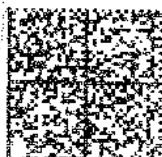
I, DANIEL G. SCHMIEG, ESQUIRE attorney for **WASHINGTON MUTUAL BANK, F.A. S/B/M TO WASHINGTON MUTUAL HOME LOANS, INC. F/K/A PNC MORTGAGE CORPORATION OF AMERICA** hereby verify that on **12/14/04** true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: January 11, 2005

  
\_\_\_\_\_  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

**Name and Address Of Sender** **FEDERMAN 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	Postage
1	****	Tenant/Occupant 427 EAST 11TH STREET BERWICK, PA 18603	
2		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675, HARRISBURG, PA 17105	
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. Box 380, Bloomsburg, PA 17815	
4		CHASE MANHATTAN BANK 1301 OFFICE CENTER DRIVE, #200, FORT WASHINGTON, PA 19034	
5			
6			
7			
8			
9			
10			
11			
12			
RE: STEVEN E. POWERS TEAM 3			
Total Number of Pieces Listed By Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name Of Receiving Employee)
			The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.



UNITED STATES POSTAGE  
 02 1A  
 0004300377  
 \$ 01.20<sup>00</sup>  
 DEC 14 2004  
 MAILED FROM ZIP CODE 19103



Federman and Phelan is now  
**PHELAN HALLINAN & SCHMIEG**  
Suite 1400  
16 17 JFK Boulevard  
Philadelphia, PA 19103-1814  
215-563-7000

Office of the Sheriff  
COLUMBIA County Courthouse

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

Dear Sir/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 2/9/05 SHERIFF'S SALE.\*\*\***

**AFFIDAVIT OF SERVICE**

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

**WJT  
COLUMBIA County  
No 2004-CV-377**

**Defendant(s): STEVEN E. POWERS  
HEATHER M. POWERS**

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

**Sale Date:** 2/9/05

**SERVE: HEATHER M. POWERS**

**Address: 886 CENTER ROAD**

**LEESPORT, PA 19533**

**\*\*\*DIVORCED ONE CAN NOT ACCEPT SERVICE FOR THE  
OTHER\*\*\*\***

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

**SERVED**

Served and made known to Heather M. Powers, Defendant, on the 20<sup>th</sup> day of December, 2004, at 5:25 o'clock P.m., at 866 Center Rd, Leesport, PA 19533, Commonwealth of Pennsylvania, in the manner described below:

\_\_\_\_\_ Defendant personally served.

☒ Adult family member with whom Defendant(s) reside(s). Relationship is significant other, one Dave Lucarelli;

\_\_\_\_\_ 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 45<sup>+</sup> Height 5'5" ~~6~~ Weight 180<sup>+</sup> Race W Sex M Other \_\_\_\_\_

I, Constable Dennis C. Huber, 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.

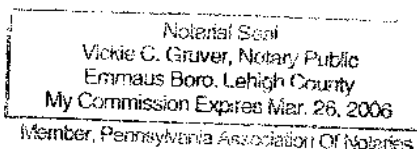
Sworn to and subscribed  
before me this 21 day  
of December, 2004

Notary:

Vickie C. Gruver

By:

D. Hahn



**NOT SERVED**

On the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, at \_\_\_\_\_ o'clock \_\_m., Defendant **NOT FOUND** because:

\_\_\_\_\_ Moved \_\_\_\_\_ Unknown \_\_\_\_\_ No Answer \_\_\_\_\_ Vacant

Other: 1<sup>ST</sup> ATTEMPT 2<sup>ND</sup> ATTEMPT 3<sup>RD</sup> 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**

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

NATIONAL  
PENN BANK  
60-878-313

50419

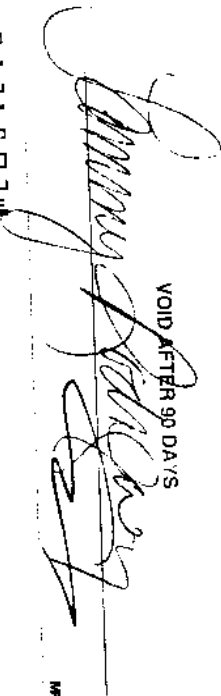
DATE  
1/06/05

AMOUNT  
\$50.50

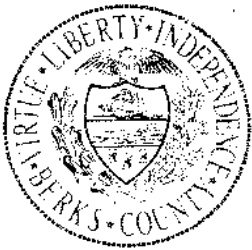
PA FIFTY DOLLARS FIFTY CENTS  
TO THE  
ORDER  
OF  
Sheriff Office Columbia County  
Box 380  
Bloomsburg, PA 17815

⑈050419⑈ ⑆031308784⑆

8134893⑈

VOID AFTER 90 DAYS  


081013/6-89



# SHERIFF OF BERKS COUNTY

633 Court Street, Reading, PA 19601

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

**Barry Jozwiak, Sheriff**

**Eric J. Weaknecht, Chief Deputy**

## AFFIDAVIT OF SERVICE

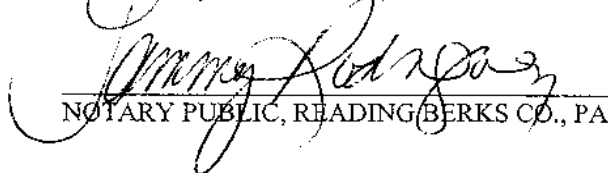
DOCKET NO. 04-ED-196  
COMMONWEALTH OF  
PENNSYLVANIA:  
COUNTY OF BERKS

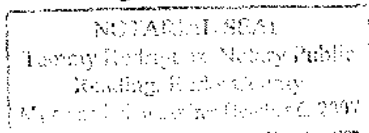
Personally appeared before me, RICKY SCHLOUCH, Deputy for Barry J. Jozwiak, Sheriff of Berks County, 633 Court Street, Reading, Pennsylvania, who being duly sworn according to law, deposes and says that after diligent search having been made by him, he was unable to find HEATHER POWERS, within named defendant, within this bailiwick.

  
DEPUTY SHERIFF OF BERKS CO., PA

NOTE: CANNOT LOCATE PER POST OFFICE NO SUCH ADDRESS (886 CENTER ST LEESPORT PA 19533) NEVER HEARD OF DEFENDANT.

Sworn and subscribed before me  
this 5TH day of JANUARY, 2005

  
NOTARY PUBLIC, READING (BERKS CO., PA)



"NOT FOUND" as to the above  
named defendant.

So Answers,



SHERIFF OF BERKS COUNTY, PA

Sheriff's Costs in Above Proceedings  
\$ 75.00 DEPOSIT  
\$ 24.50 ACTUAL COST OF CASE  
\$ 50.50 AMOUNT OF REFUND

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

\_\_\_Sec. 2, Act of June 20, 1911, P.L. 1072

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

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

**Plaintiff**

vs.

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

**Defendant(s)**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA**

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

Premises: 427 EAST 11TH STREET  
BERWICK, PA 18603

(see attached legal description)

Amount Due \$74,394.97

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

Total \$ \_\_\_\_\_ Plus Costs as endorsed.

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

Dated: 11/19/04  
(Seal)

RECEIVED

2004 DEC 16 PM 12:01

CLERK OF COMMON PLEAS

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

NO. 1:

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

NO. 2:

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

Tax Parcel #04A-10-012-01

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

FEDERMAN 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

WASHINGTON MUTUAL BANK, F.A.,

S/B/M TO WASHINGTON MUTUAL

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

MORTGAGE CORP. OF AMERICA

Plaintiff

vs.

STEVEN E. POWERS

HEATHER M. POWERS

Defendant(s)

: COLUMBIA County

:

: Court of Common Pleas

:

: CIVIL DIVISION

:

: NO. 2004-CV-377

:

: 2004-ED-196

:

:

**\*\*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**

TO: STEVEN E. POWERS

427 EAST 11TH STREET

BERWICK, PA 18603

HEATHER M. POWERS

886 CENTER ROAD

LEESPORT, PA 19533

Your house (real estate) at 427 EAST 11TH STREET, BERWICK, PA 18603, is scheduled to be sold at the Sheriff's Sale on February 9, 2005, at 10:30 am in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of \$74,394.97 obtained by WASHINGTON MUTUAL BANK, F.A., S/B/M TO WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC MORTGAGE CORP. OF AMERICA (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

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

(215) 563-7000.

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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Tax Parcel #04A-10-012-01

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

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6100

WASHINGTON MUTUAL BANK, F.A., S/B/M 196ED2004  
TO WASHINGTON MUTUAL HOME LOANS,  
INC., F/K/A PNC MORTGAGE CORP. OF  
AMERICA

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

STEVEN E. POWERS  
HEATHER M. POWERS

NOW, MONDAY, DECEMBER 13, 2004, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF  
OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF BERKS  
COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE  
REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, HEATHER POWERS, AT 886  
CENTER STREET, LEESPORT, PA

*Timothy T. Chamberlain*

TIMOTHY T. CHAMBERLAIN  
SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

RECORDED

DEC 15 PM 12:01

CLERK OF COURT  
OF BERKS COUNTY

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

WASHINGTON MUTUAL BANK, F.A.

VS.

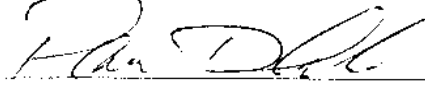
STEVEN & HEATHER POWERS

WRIT OF EXECUTION #196 OF 2004 ED

POSTING OF PROPERTY

January 6, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF STEVEN & HEATHER POWERS AT 427 E. 11<sup>TH</sup> STREET BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

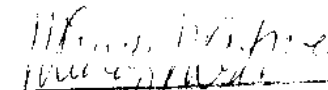
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 6<sup>TH</sup> DAY OF JANUARY 2005

  
WENDY WESTOVER, NOTARY PUBLIC  
BLOOMSBURG, COLUMBIA CO., PA  
MY COMMISSION EXPIRES NOVEMBER 07, 2007

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (717) 389-5625

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6100

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

Docket # 196ED2004

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

STEVEN E. POWERS  
HEATHER M. POWERS

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, DECEMBER 09, 2004, AT 11:10 AM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON STEVEN POWERS AT 3125A OLD  
BERWICK ROAD, BLOOMSBURG BY HANDING TO LAWRENCE POWERS, Father, 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 MONDAY, DECEMBER 13, 2004

*Wendy Westover*  
NOTARY PUBLIC

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

*Timothy T. Chamberlain*

X  
SHERIFF TIMOTHY T. CHAMBERLAIN

*P. D'Angelo*  
X  
P. D'ANGELO  
DEPUTY SHERIFF

Tim, The taxes were paid by  
 Washington Spiritual  
 Thank you  
 Connie & Andy

31251 OBR

P.O.

FLWDG

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/7/2004

SERVICE# 2 - OF - 13 SERVICES  
DOCKET # 196ED2004

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

DEFENDANT STEVEN E. POWERS  
HEATHER M. POWERS  
ATTORNEY FIRM FEDERMAN & PHELAN

784-8172

COLUMBIA COUNTY SHERIFF'S OFFICE

PERSON/CORP TO SERVED

PAPERS TO SERVED

HEATHER POWERS

WRIT OF EXECUTION - MORTGAGE

427 E. 11TH ST.

FORECLOSURE

BERWICK

VACANT

SERVED UPON \_\_\_\_\_

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_ MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE \$ 75.00

F. OTHER (SPECIFY) 586 CENTER RD.  
LEESPORT PA. 19533 SCHUYLKILL CO.

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

12-08-04

0915

DANGER

4/c - VACANT?

DEPUTY

PA. D.P.C.

DATE \_\_\_\_\_

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/7/2004

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 196ED2004

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

DEFENDANT STEVEN E. POWERS  
HEATHER M. POWERS  
ATTORNEY FIRM FEDERMAN & PHELAN

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

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Lawrence Powers

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

DATE 12-09-04 TIME 1110 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) 31250 OBR.

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

12/09/04



December 10, 2004

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

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

VS

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

**DOCKET # 196ED2004**

**JD # 377JD2004**

Dear Timothy:

The outstanding balance on sewer account #120520 for the property located at 427 E. 11<sup>th</sup> Street, 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



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/7/2004

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 196ED2004

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

DEFENDANT STEVEN E. POWERS  
HEATHER M. POWERS  
ATTORNEY FIRM FEDERMAN & PHELAN

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Leslie LEVIAN

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

DATE 12-8-4 TIME 1430 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

John

DATE 12-8-4

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/7/2004

SERVICE# 5 - OF - 13 SERVICES  
DOCKET # 196ED2004

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

DEFENDANT STEVEN E. POWERS  
HEATHER M. POWERS  
ATTORNEY FIRM FEDERMAN & PHELAN

<b>PERSON/CORP TO SERVED</b>
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON CONNIE GINGHER

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

DATE 12-08-04 TIME 0912 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

T. Chamberlain

DATE

12/08/04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/7/2004

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 196ED2004

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

DEFENDANT STEVEN E. POWERS  
HEATHER M. POWERS  
ATTORNEY FIRM FEDERMAN & PHELAN

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON KELLY CRUSE

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

DATE 12-08-07 TIME 6:00 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

[Signature] DATE 12/08/07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/7/2004

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 196ED2004

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

DEFENDANT STEVEN E. POWERS  
HEATHER M. POWERS  
ATTORNEY FIRM FEDERMAN & PHELAN

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

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Deb Miller

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

DATE 12-8-4 TIME 8:40 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Ant

DATE 12-8-4

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 12/08/2004

Fee: \$5.00

Cert. NO: 333

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

District: BERWICK BORO  
Deed: 0377 -0698  
Location: LOT #393  
Parcel Id:04A-10 -012-01,000

Assessment: 26,380  
Balances as of 12/08/2004

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

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain Per: dm

# REAL ESTATE OUTLINE

ED # 196-04

DATE RECEIVED 12-7-04  
DOCKET AND INDEX 12-7-04  
SET FILE FOLDER UP 12-7-04

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# 388933

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

SALE DATE Feb, 9, 2005 TIME 1030  
POSTING DATE Jan, 6, 2005  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Jan, 19  
2<sup>ND</sup> WEEK 26  
3<sup>RD</sup> WEEK Feb, 2, 05

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 9, 2005 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 196 OF 2004 ED AND CIVIL WRIT NO. 377 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'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 those certain pieces or parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

NO. 1:

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

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Tax Parcel #04A-10-012-01

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

## TERMS OF SALE

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

**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](http://www.sheriffofcolumbiacounty.com)

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WEDNESDAY FEBRUARY 9, 2005 AT 10:30 AM

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Philadelphia, PA 19103

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

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

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

**Plaintiff**

vs.

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

**Defendant(s)**

**: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PA  
:  
: NO: 2004-CV-377**

**:  
: 2004-ED-196  
: WRIT OF EXECUTION  
: (MORTGAGE FORECLOSURE)  
:**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA**

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

Premises: 427 EAST 11TH STREET  
BERWICK, PA 18603

(see attached legal description)

Amount Due \$74,394.97

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

Total \$ \_\_\_\_\_ Plus Costs as endorsed.

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

Dated: 11/19/04  
(Seal)

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

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NO. 2:

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

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

**Plaintiff**

vs.

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

**Defendant(s)**

**: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PA  
:  
: NO: 2004-CV-377  
: *2004-ED-194*  
: WRIT OF EXECUTION  
: (MORTGAGE FORECLOSURE)  
:**

**TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA**

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

Premises: 427 EAST 11TH STREET  
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(see attached legal description)

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to sale date  
(per diem-\$12.23)

Total \$ \_\_\_\_\_ Plus Costs as endorsed.

Clerk *Fanni B. Kline* / *443*  
Office of the Prothonotary  
Common Pleas Court of  
Columbia County, PA

Dated: *11/19/04*  
(Seal)

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FEDERMAN 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

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

Plaintiff

vs.

STEVEN E. POWERS  
HEATHER M. POWERS

Defendant(s)

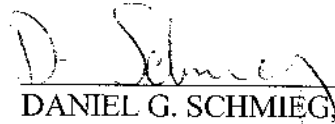
: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2004-CV-377  
: 2004-ED-196  
:  
:

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 PHELAN, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
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ATTORNEY FOR PLAINTIFF

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

Plaintiff

vs.

STEVEN E. POWERS  
HEATHER M. POWERS

Defendant(s)


: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2004-CV-377  
: 2004-ED-194  
:  
:

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:

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- ☐ non-owner occupied
- ☐ vacant
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DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

FEDERMAN PHELAN, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
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ATTORNEY FOR PLAINTIFF

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

Plaintiff

vs.  
STEVEN E. POWERS  
HEATHER M. POWERS

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

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

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

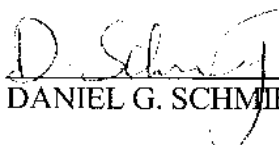
NAME	LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)
STEVEN E. POWERS	427 EAST 11TH STREET BERWICK, PA 18603
HEATHER M. POWERS	427 EAST 11TH STREET BERWICK, PA 18603

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

NAME	LAST KNOWN ADDRESS (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: **6/30/04**

**FEDERMAN PHELAN, L.L.P.**

By: **DANIEL G. SCHMIEG**

Identification No. **62205**

**ATTORNEY FOR PLAINTIFF**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Suite 1400**

**Philadelphia, PA 19103-1814**

**(215) 563-7000**

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

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

**Plaintiff**

**vs.**

**STEVEN E. POWERS**

**HEATHER M. POWERS**

**Defendant(s)**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**WASHINGTON MUTUAL BANK, F.A., S/B/M TO WASHINGTON MUTUAL HOME  
LOANS, INC., F/K/A PNC MORTGAGE CORP. OF AMERICA**, Plaintiff in the above action,  
by its attorney, 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 **427 EAST  
11TH STREET, BERWICK, PA 18603**.

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

NAME

LAST KNOWN ADDRESS

**STEVEN E. POWERS**

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

**HEATHER M. POWERS**

**886 CENTER ROAD  
LEESPORT, PA 19533**

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

NAME

LAST KNOWN ADDRESS

**SAME AS ABOVE**

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

NAME

LAST KNOWN ADDRESS

**NONE**

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

NAME

LAST KNOWN ADDRESS

**CHASE MANHATTAN BANK**

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

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

**NONE**

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

**NONE**

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

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

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

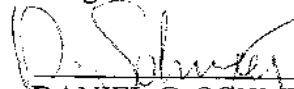
**TENANT/OCCUPANT**

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

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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

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

  
**DANIEL G. SCHMIEG, ESQUIRE**  
Attorney for Plaintiff

DATE: **11/16/04**

FEDERMAN 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

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

Plaintiff

vs.

STEVEN E. POWERS  
HEATHER M. POWERS

Defendant(s)

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

: 2004-ED-196

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No. 1)

WASHINGTON MUTUAL BANK, F.A., S/B/M TO WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC MORTGAGE CORP. OF AMERICA, Plaintiff in the above action, by its attorney, 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 **427 EAST 11TH STREET, BERWICK, PA 18603**.

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

NAME

STEVEN E. POWERS

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)  
**427 EAST 11TH STREET  
BERWICK, PA 18603**

HEATHER M. POWERS

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

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

NAME

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

**SAME AS ABOVE**

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

  
DANIEL G. SCHMIEG, ESQUIRE

Date: **6/30/04**

**FEDERMAN PHELAN, L.L.P.**

By: **DANIEL G. SCHMIEG**

Identification No. **62205**

**ATTORNEY FOR PLAINTIFF**

**One Penn Center at Suburban Station**

**1617 John F. Kennedy Boulevard**

**Suite 1400**

**Philadelphia, PA 19103-1814**

**(215) 563-7000**

**WASHINGTON MUTUAL BANK, F.A.,**

**S/B/M TO WASHINGTON MUTUAL**

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

**MORTGAGE CORP. OF AMERICA**

**: COLUMBIA County**

**:**

**: Court of Common Pleas**

**:**

**: CIVIL DIVISION**

**:**

**: NO. 2004-CV-377**

**:**

**:**

**:**

**Plaintiff**

**vs.**

**STEVEN E. POWERS**

**HEATHER M. POWERS**

**Defendant(s)**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

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

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

NAME

LAST KNOWN ADDRESS

**STEVEN E. POWERS**

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

**HEATHER M. POWERS**

**886 CENTER ROAD  
LEESPORT, PA 19533**

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

NAME

LAST KNOWN ADDRESS

**SAME AS ABOVE**

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

NAME

LAST KNOWN ADDRESS

**NONE**

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

NAME

LAST KNOWN ADDRESS

**CHASE MANHATTAN BANK**

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

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

**NONE**

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

**NONE**

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

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE  
P.O. Box 380  
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**TENANT/OCCUPANT**

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**DANIEL G. SCHMIEG, ESQUIRE**  
Attorney for Plaintiff

DATE: **11/16/04**

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ATTORNEY FOR PLAINTIFF

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

Plaintiff

vs.

STEVEN E. POWERS  
HEATHER M. POWERS

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2004-CV-377  
: *2004-ED-196*  
:  
:

**\*\*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**

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

HEATHER M. POWERS  
886 CENTER ROAD  
LEESPORT, PA 19533

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

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

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

**(215) 563-7000.**

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (814) 272-9350.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the Sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

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

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NO. 2:

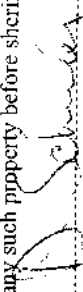
BEGINNING at a point on the northerly side of Eleventh Street said point being distant 75 feet from the northwest corner of Eleventh Street and Butternut Street; thence along Eleventh Street in a westerly direction twenty (20) feet to the corner of Lot Number three hundred ninety three (393) now owned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

Tax Parcel #04A-10-012-01

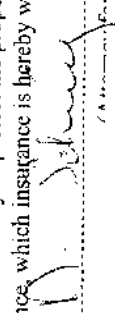
TITLE TO SAID PREMISES IS VESTED IN Steven E. Powers and Heather M. Powers, his wife by Deed from Lori A. Harmon now by Marriage Lori A. Harmon Bean and Scott D. Bean, her husband dated 10/25/1997 and recorded 10/31/1997, in Record Book 670, Page 860.



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)  
(Sheriff)

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

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

your hands

Sir: --- There will be placed in

for service a Writ of \_\_\_\_\_EXECUTION (REAL ESTATE)\_\_\_\_\_, styled as

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

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

\_\_\_\_\_  
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.....

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

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

**PLAINTIFF**

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

**DEFENDANT**

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

**COURT NO.: 2004-CV-377**

**SERVE AT:**

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

**a)TYPE OF ACTION**

**XX Notice of Sheriff's Sale**

**SALE DATE: \_\_\_\_\_**

**PLEASE POST THE HANDBILL.**

**SERVED**

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

\_\_\_ Defendant personally served.

\_\_\_ Adult family member with whom Defendant(s) reside(s).

Relationship is \_\_\_\_\_.

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

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

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

\_\_\_ \_\_\_\_\_ an officer of said Defendant's company.

\_\_\_ Other: \_\_\_\_\_.

Description: Age \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_ Other \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

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

\_\_\_ Moved \_\_\_ Unknown \_\_\_ No Answer \_\_\_ Vacant

Other: \_\_\_\_\_

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

**I.DEPUTIZED SERVICE**

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

**SHERIFF**

By: \_\_\_\_\_ Deputy Sheriff

**ATTORNEY FOR PLAINTIFF**

**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**

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

NO. 1:

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NO. 2:

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

Tax Parcel #04A-10-012-01

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

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

NO. 2:

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

Tax Parcel #04A-10-012-01

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

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

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NO. 2:

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

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REVERSE SIDE FOR COMPLETE SECURITY FEATURES

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

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
000388933

DATE	AMOUNT
11/17/2004	*****1,350.00

JMO 11/17/2004

Void after 90 days

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

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

*Frank S. Hellm*

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