

GOLDBECK McCAFFERTY & McKEEVER

A Professional Corporation
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
(215) 627-7734 (Fax)

June 22, 2004

Columbia

Harry A. Roadarmel
SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: WASHINGTON MUTUAL BANK, F.A. SUCCESSOR BY MERGER TO BANK UNITED
vs.
CAROL A. FISH and LEON R. FISH
Term No. 2004-CV-152

Property address:

*Rural Route 2 Box 14F
Orangeville, PA 17859*

Sheriff's Sale Date: June 23, 2004


Dear Sir/Madam:

As a result of the filing of a Petition in Bankruptcy, kindly stay the Sheriff's Sale with reference to the above-captioned matter and return any unused costs. The bankruptcy filing information is as follows:

Date filed: June 21, 2004
Case number: 04-53142
Chapter: 13
Judge:

Thank you for your cooperation.

Very truly yours,


JOSEPH A. GOLDBECK, JR.

JAG/cm

cc: Kym Tandler
WASHINGTON MUTUAL
Acct. #6163080333

SHERIFF'S SALE COST SHEET

Washington Mutual VS. Carol & Leon Fish
 NO. 56-04 ED NO. 152-04 JD DATE/TIME OF SALE 5/1/04

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>37.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$ 35.00
TRANSFER TAX FORM	\$ 25.00
DISTRIBUTION FORM	\$ 25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>333.50</u>	

WEB POSTING	<u>1-212</u> \$150.00
PRESS ENTERPRISE INC.	<u>45</u> \$ <u>709.16</u>
SOLICITOR'S SERVICES	<u>44</u> \$75.00
TOTAL ***** \$ <u>934.16</u>	

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	<u>15</u> \$ <u>5.00</u>
TOTAL ***** \$ <u>5.00</u>	

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID)

2000.00 Dep.
 \$ 1402.66 Cost
46 \$ 597.34 Refund

SHERIFF'S SALE COST SHEET

Washington Mutual Bank vs. Carol & Len Fish
 NO. 56-04 ED NO. 152-04 JD DATE/TIME OF SALE 6-13-04 10:00

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>37.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>433.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>709.16</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>934.16</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>140.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$1564.16

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Washington Mutual Bank vs Carol & Leon Fish

NO. 56-04 ED NO. 152-04 JD

DATE/TIME OF SALE: 6-23-04 1000

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

Law Offices of
KREISHER AND GREGOROWICZ

401 SOUTH MARKET STREET
BLOOMSBURG, PENNSYLVANIA 17815
(570) 784-5211
www.columbiacountylaw.com

WILLIAM S. KREISHER
MICHAEL P. GREGOROWICZ

DANIEL P. LYNN

HON. C. E. KREISHER (1874-1941)
HON. C. W. KREISHER (1908-1984)

TELECOPIER - FAX 570-387-1477

June 22, 2004

TIM CHAMBERLIN -SHERIFF
COLUMBIA COUNTY COURTHOUSE
MAIN STREET
BLOOMSBURG PA 17815

IN RE: Leon R. and Carol Ann Fish
Chapter 13 Bankruptcy
Washington Mutual Bank v. Fish
Columbia County Case No. 2004-CV-152
Action of Mortgage Foreclosure
Sheriff Sale Date: June 23, 2004

Dear Mr. Chamberlin:

Please find enclosed a time-stamped copy of a Chapter 13 Voluntary Petition that was filed on behalf of my clients, Leon and Carol Fish, on June 21, 2004 in the Middle District Bankruptcy Court at Wilkes-Barre, Pennsylvania. Therefore, the Sheriff Sale scheduled for Wednesday, June 23, 2004 in this matter should be canceled immediately. Please contact my office to advise that the sale has been canceled. Enclosed for your reference is a copy of your notice of the sale.

Thank you for your prompt attention to this matter.

Very truly yours,

KREISHER AND GREGOROWICZ



Michael P. Gregorowicz
Attorney at Law

MPG/cas

Enclosures

10382.LTR~1

p.c.: Joseph A. Goldbeck, Jr., Esquire, Attorney for Plaintiff

FORM B1

United States Bankruptcy Court
MIDDLE District of PENNSYLVANIA

Voluntary Petition

Name of Debtor (if individual, enter Last, First, Middle):

FISH, LEON R

Name of Joint Debtor (Spouse)(Last, First, Middle):

FISH, CAROL ANNAll Other Names used by the Debtor in the last 6 years
(include married, maiden, and trade names):**dba FISH'S LANDSCAPING**All Other Names used by the Joint Debtor in the last 6 years
(include married, maiden, and trade names):**NONE**

Last four digits of Soc. Sec. No./Complete EIN or other Tax I.D. No.

(if more than one, state all) **5879**

Last four digits of Soc. Sec. No./Complete EIN or other Tax I.D. No.

(if more than one, state all) **9680**

Street Address of Debtor (No. & Street, City, State & Zip Code):

**533 STATE ROUTE 93
ORANGEVILLE PA 17859**

Street Address of Joint Debtor (No. & Street, City, State & Zip Code):

**533 STATE ROUTE 93
ORANGEVILLE PA 17859**County of Residence or of the
Principal Place of Business: **COLUMBIA**County of Residence or of the
Principal Place of Business: **COLUMBIA**

Mailing Address of Debtor (if different from street address):

**539 B STATE ROUTE 93
ORANGEVILLE PA 17859**

Mailing Address of Joint Debtor (if different from street address):

**539 B STATE ROUTE 93
ORANGEVILLE PA 17859**

Location of Principal Assets of Business Debtor

(if different from street address above): **SAME****Information Regarding the Debtor (Check the Applicable Boxes)****Venue** (Check any applicable box)

- ☐ Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.
- ☐ There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.

Type of Debtor (Check all boxes that apply)

- ☒ Individual(s) ☐ Railroad
- ☐ Corporation ☐ Stockbroker
- ☐ Partnership ☐ Commodity Broker
- ☐ Other ☐ Clearing Bank

**Chapter or Section of Bankruptcy Code Under Which
the Petition is Filed** (Check one box)

- ☐ Chapter 7 ☐ Chapter 11 ☒ Chapter 13
- ☐ Chapter 9 ☐ Chapter 12
- ☐ Sec. 304 - Case ancillary to foreign proceeding

Nature of Debts (Check one box)

- ☐ Consumer/Non-Business ☒ Business

Chapter 11 Small Business (Check all boxes that apply)

- ☐ Debtor is a small business as defined in 11 U.S.C. § 101
- ☐ Debtor is and elects to be considered a small business under 11 U.S.C. § 1121(e) (Optional)

Filing Fee (Check one box)

- ☒ Full Filing Fee attached
- ☐ Filing Fee to be paid in installments (Applicable to individuals only)
Must attach signed application for the court's consideration
certifying that the debtor is unable to pay fee except in installments.
Rule 1006(b). See Official Form No. 3.

Statistical/Administrative Information (Estimates only)

- ☐ Debtor estimates that funds will be available for distribution to unsecured creditors.
- ☒ Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.

Estimated Number of Creditors

1-15 16-49 50-99 100-199 200-999 1000-over

☐ ☒ ☐ ☐ ☐ ☐

Estimated Assets

\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1 million	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	More than \$100 million
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Estimated Debts

\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1 million	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	More than \$100 million
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

THIS SPACE IS FOR COURT USE ONLY

RECEIVED
MIDDLE DISTRICT
PA
JAN 14 2004

Voluntary Petition

(This page must be completed and filed in every case)

Name of Debtor(s):

FORM B1, Page 2

**LEON R FISH and
CAROL ANN FISH****Prior Bankruptcy Case Filed Within Last 6 Years (If more than one, attach additional sheet)**

Location Where Filed:

NONE

Case Number:

Date Filed:

Pending Bankruptcy Case Filed by any Spouse, Partner or Affiliate of this Debtor (If more than one, attach additional sheet)

Name of Debtor:

NONE

Case Number:

Date Filed:

District:

Relationship:

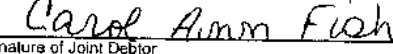
Judge:

Signatures**Signature(s) of Debtor(s) (Individual/Joint)**

I declare under penalty of perjury that the information provided in this petition is true and correct.

[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X 
Signature of Debtor**X** 
Signature of Joint Debtor

Telephone Number (If not represented by attorney)

6/21/2004

Date


Exhibit A

(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under Chapter 11)

☐ Exhibit A is attached and made a part of this petition**Exhibit B**

(To be completed if debtor is an individual whose debts are primarily consumer debts)


I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter.

X 
Signature of Attorney for Debtor(s)**6/21/2004**

Date

Exhibit C

Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health and safety?

☐ Yes, and exhibit C is attached and made a part of this petition.
☒ No**Signature of Attorney****X** 
Signature of Attorney for Debtor(s)**Michael P. Gregorowicz 30094**

Printed Name of Attorney for Debtor(s)

KREISHER & GREGOROWICZ

Firm Name

401 SOUTH MARKET STREET

Address

BLOOMSBURG PA 17815**(570) 784-5211**

Telephone Number

6/21/2004

Date

Signature of Non-Attorney Petition Preparer

I certify that I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110, that I prepared this document for compensation, and that I have provided the debtor with a copy of this document.

Printed Name of Bankruptcy Petition Preparer

Social Security Number

Address

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

X

Signature of Bankruptcy Petition Preparer

Date

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C. § 110; 18 U.S.C. § 156.

Signature of Debtor (Corporation/Partnership)

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X _____
Signature of Authorized Individual

Printed Name of Authorized Individual

Title of Authorized Individual

6/21/2004

Date

AT&T UNIVERSAL CARD
CUSTOMER SERVICE
PO BOX 44167
JACKSONVILLE , FL 32231-4167

BURTON NEIL & ASSOCIATES
1060 ANDREW DRIVE
SUITE 170
WEST CHESTER, PA 19380

GOLDBECK MCCAFFERTY & MCKEE
SUITE 500 MELLON INDEPENDENT
701 MARKET STREET
PHILADELPHIA , PA 19106-1501

BANK OF AMERICA
PO BOX 53132
PHOENIX, AZ 85072-3132

CITIBANK (SOUTH DAKOTA) NA
701 EAST 60TH STREET NORTH
SIOUX FALLS, SD 57104

CYNTHIA GROSHEK
TAX COLLECTOR
218 SHELHAMER ROAD
BERWICK, PA 18603

BANK OF AMERICA
PO BOX 1390
NORFOLK, VA 23501-1390

CITICORP TRUST BANK
PO BOX 17127
BALTIMORE, MD 21297-1127

MEADOWS FINANCIAL
PO BOX 890036
DALLAS, TX 75389

BANK OF AMERICA
PO BOX 2493
NORFOLK, VA 23501-1038

CITIFINANCIAL
11436 CRONHILL DR STE H
PO BOX 17127
BALTIMORE , MD 21297-1127

HOUSEHOLD
CUSTOMER SERVICE
1421 KRISTINA WAY
CHESAPEAKE, VA 23320

BANK ONE
CUSTOMER SERVICE
PO BOX 8650
WILMINGTON, DE 19886-5153

CITIFINANCIAL
11436 CRONHILL DR STE H
PO BOX 17127
BALTIMORE, MD 21297-1127

LOWE'S
PO BOX 103080
ROSWELL, GA 30076

BANK ONE
CARDMEMBER SERVICES
PO BOX 15548
WILMINGTON, DE 19886-5548

DIRECT MERCHANTS BANK
CARDMEMBER SERVICES
PO BOX 21550
TULSA, OK 74121-1550

MBNA AMERICA BANK NA
PO BOX 15027
WILMINGTON, DE 19850-5027

BOSCOV'S
PO BOX 4274
READING, PA 19606

DISCOVER FINANCIAL SERVICES
PO BOX 15316
WILMINGTON, DE 19850-5316

THE BONTON
PO BOX 17598
BALTIMORE , MD 21297-1598

BOSCOV'S
PO BOX 13700
PHILADELPHIA, PA 19191-0000

FIRST CARD
CUSTOMER SERVICE
PO BOX 8650
WILMINGTON, DE 19899-8650

TOYOTA FINANCIAL SERVICES
PO BOX 17187
BALTIMORE, MD 21297-0511

BRUCE H CHERKIS ESQ
702 KING FARM BLVD 2
TWO IRVINGTON CENTRE
ROCKVILLE, MD 20850-5775

FNB OF BERWICK
BANKCARD SERVICES
PO BOX 16
WELLSBORO, PA 16901

WASHINGTON MUTUAL
PO BOX 660139
DALLAS, TX 75266-0139

WOLPOFF & ABRAMSON LLP
TWO IRVINGTON CENTRE
702 KING FARM BLVD
ROCKVILLE, MD 20850-5775

FORM 21. STATEMENT OF SOCIAL SECURITY NUMBER

UNITED STATES BANKRUPTCY COURT MIDDLE DISTRICT OF PENNSYLVANIA

In re **LEON R FISH**
dba FISH'S LANDSCAPING
and
CAROL ANN FISH

Case No.
Chapter **13**

Address: **533 STATE ROUTE 93**
ORANGEVILLE, PA 17859

Employer's Tax Identification No(s). [if any]:

Last four digits of Social Security No(s): **5879, 9680** / Debtor

STATEMENT OF SOCIAL SECURITY NUMBER(S)

1. Name of Debtor (enter Last, First, Middle): **FISH, LEON R**

(Check the appropriate box and, if applicable, provide the required information.)

☒ Debtor has a Social Security Number and it is: **199-56-5879**

(If more than one, state all.)

☐ Debtor does not have a Social Security Number.

2. Name of Joint Debtor (enter Last, First, Middle): **FISH, CAROL ANN**

(Check the appropriate box and, if applicable, provide the required information.)

☒ Joint Debtor has a Social Security Number and it is: **194-62-9680**

(If more than one, state all.)

☐ Joint Debtor does not have a Social Security Number.

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

X



Signature of Debtor

6/21/2004

Date

X



Signature of Joint Debtor

6/21/2004

Date

*Joint debtors must provide information for both spouses.

Penalty for making a false statement: Fine of up to \$250,000 or up to 5 years imprisonment or both. 18 U.S.C. §§ 152 and 3571.

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
Attorney for Plaintiff

WASHINGTON MUTUAL BANK, F.A. SUCCESSOR
BY MERGER TO BANK UNITED
9451 Corbin Avenue
Northridge, CA 91324
Plaintiff

vs.

CAROL A. FISH
LEON R. FISH
Mortgagor(s) and Record Owner(s)

Rural Route 2 Box 14F
Orangeville, PA 17859

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2004-CV-152

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: FISH, LEON R.
LEON R. FISH
533 State Route 93
Orangeville, PA 17859

Your house at Rural Route 2 Box 14F, Orangeville, PA 17859 is scheduled to be sold at Sheriff's Sale on June 23, 2004 10:00, at ~~9:00~~ AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$138,493.19 obtained by WASHINGTON MUTUAL BANK, F.A. SUCCESSOR BY MERGER TO BANK UNITED against you.

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

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

1. The sale will be cancelled if you pay to WASHINGTON MUTUAL BANK, F.A. SUCCESSOR BY MERGER TO BANK UNITED, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-627-1322
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES NOT 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 price by calling the Sheriff of Columbia County at 570-389-5624.
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 the Sheriff of Columbia County at 570-389-5624.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff thirty (30) days from the date of the Sheriff's Sale. 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 schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

**SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815**

**PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108**

Complaint: \$90.50 pd
Judgment \$14.00 pd
Quit \$23.00 pd
Satisfy \$7.00

LEAD No. 1 2012240989

FISH

EXHIBIT "A" TO THE SECURITY INSTRUMENT - LEGAL DESCRIPTION

The land referred to in this Commitment is described as follows:

All that certain piece, parcel or tract of land situate in North Centre Township, Columbia County, Pennsylvania, bounded and described as follows:

Beginning at a rebar (set) on the northerly right of way of State Route No. 0093 (L.R. 673) and common corner with lands of Eva M. Shultz; thence along lands of said Shultz, north 5 degrees 09 minutes 40 seconds west 188.98 feet to a rebar (set) common corner with lands of Graydon M. Fish, Grantor herein; thence along lands of said Fish and passing thru a rebar (set on line) near a small run, north 84 degrees 50 minutes 20 seconds east, 328.76 feet to a point in the center of said small run; thence along lands of said Fish and down the center of said small run the following bearings and distances; south 11 degrees 24 minutes 56 seconds east, 4.73 feet to a point; thence, south 30 degrees 21 minutes 05 seconds east, 44.98 to a point; thence south 26 degrees 30 minutes 58 seconds east, 67.34 feet to a point; thence, south 26 degrees 53 minutes 48 seconds east, 37.14 feet to a point; thence along lands of said Fish and passing thru a rebar (set on line) near said small run, south 18 degrees 59 minutes 30 seconds west, 228.14 feet to a rebar (set) in the center of an old road and in line of lands of Herman A. and Donzella A. Smith; thence along lands of said Smith and along the center of said old road, north 71 degrees 00 minutes 30 seconds west, 152.88 feet to a rebar (set) on the northerly right of way of the aforesaid State Route No. 0093 on a curve; thence along said right of way on a curve to the left having a central angle of 7 degrees 10 minutes 38 seconds, a radius of 1462.89 feet, an arc length of 183.22 feet and a chord of, north 62 degrees 20 minutes 09 seconds west, 183.10 feet to a rebar (set), the place of beginning.

LRF CAF

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

WASHINGTON MUTUAL BANK, F.A.
SUCCESSOR BY MERGER TO BANK UNITED
9451 Corbin Avenue
Northridge, CA 91324

vs.

CAROL A. FISH
LEON R. FISH
Rural Route 2 Box 14F
Orangeville, PA 17859

In the Court of Common Pleas of
Columbia County

No. 2004-CV-152

2004-ED-56
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: Rural Route 2 Box 14F Orangeville, PA 17859

See Exhibit "A" attached

AMOUNT DUE

\$138,493.19

Interest From 04/01/2003
Through 03/23/2004

(Costs to be added)

Dated:

3/26/2004

Tamie B. Kline
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Elizabeth A. Berman, Dep

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

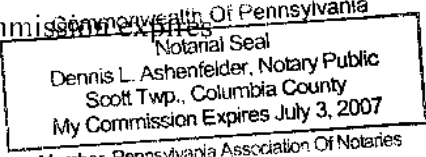
Paul R. Eyerly IV, President, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since the day of June 2, 9, 16, 2004 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Paul R. Eyerly IV

Sworn and subscribed to before me this 17th day of June 2004.

[Signature]

(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.

.....

so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Washington Mutual Bank, FA
PO Box 1093
Northridge, CA 91328

2. Article Number
(Transfer from service label) 7002 0460 0001 7460 8243

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below:

6. Date of Delivery

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

2. Article Number
(Transfer from service label) 7002 0460 0001 7460 8281

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☒ Address

B. Received by (Printed Name) C. Date of Delivery

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Commonwealth of PA
PO Box 2675
Harrisburg, PA 17105

2. Article Number
(Transfer from service label) 7002 0460 0001 7460 8250

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☒ Address

B. Received by (Printed Name) C. Date of Delivery APR 16 2004

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

2. Article Number
(Transfer from service label) 7002 0460 0001 7460 8274

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☒ Address

B. Received by (Printed Name) C. Date of Delivery APR 16 2004

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) ☒ Date of Delivery
- C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7002 0460 0001 7460 8304

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1E

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) ☒ Date of Delivery
- C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7002 0460 0001 7460 8298

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1E

GOLDBECK McCAFFERTY & McKEEVER

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

JOSEPH A. GOLDBECK, JR.
GARY E. McCAFFERTY*
MICHAEL T. McKEEVER*

SUITE 5000
Mellon Independence Center
701 Market Street
Philadelphia, PA 19106
(215) 627-1322
FAX (215) 627-7734

SENTRY OFFICE PLAZA
SUITE 420
216 HADDON AVENUE
WESTMONT, NJ 08108
(856) 858-3242
FAX (856) 858-2997

RENÉE M. POZZUOLI-BUECKER*
KRISTINA G. MURTHA*

*PA & NJ BAR

PLEASE REPLY TO THE
PHILADELPHIA OFFICE

June 8, 2004

SHERIFF OF COLUMBIA COUNTY
Sheriff's Office
PO Box 380
Bloomsburg, PA 17815

RE: No. 2004-CV-152
CAROL A. FISH and LEON R. FISH

56

Dear Sir/Madam:

The above case may be sold on June 23, 2004. It has been properly served in accordance with Rule 3129.

Thank you for your cooperation.

Very truly yours,

/s/



Joseph A. Goldbeck, Jr.

JAG/bjm

GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
SUITE 5000 - MELLON INDEPENDENCE CENTER.
701 MARKET STREET
Philadelphia, PA 19106
215-627-1322

Attorney for Plaintiff

WASHINGTON MUTUAL BANK, F.A. SUCCESSOR
BY MERGER TO BANK UNITED
9451 Corbin Avenue
Northridge, CA 91324

Plaintiff

vs.

CAROL A. FISH
LEON R. FISH
Mortgagor(s) and Record Owner(s)

Rural Route 2 Box 14F
Orangeville, PA 17859

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2004-CV-152

CERTIFICATE OF SERVICE
PURSUANT TO Pa.R.C.P. 3129.2 (c) (2)

Joseph A. Goldbeck, Jr., Esquire, Attorney for Plaintiff, hereby certifies that service on the Defendants of the Notice of Sheriff Sale was made by:

- ☐ Personal Service by the Sheriff's Office/competent adult (copy of return attached).
- ☒ Certified mail by Joseph A. Goldbeck, Jr. (original green Postal return receipt attached).
- ☐ Certified mail by Sheriff's Office.
- ☐ Ordinary mail by Joseph A. Goldbeck, Jr., Esquire to Attorney for Defendant(s) of record (proof of mailing attached).
- ☐ Acknowledgment of Sheriff's Sale by Attorney for Defendant(s) (proof of acknowledgment attached).
- ☐ Ordinary mail by Sheriff's Office to Attorney for Defendant(s) of record.

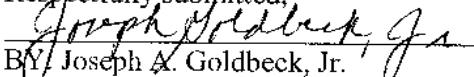
IF SERVICE WAS ACCOMPLISHED BY COURT ORDER.

- ☐ Premises was posted by Sheriff's Office/competent adult (copy of return attached).
- ☐ Certified Mail & ordinary mail by Sheriff's Office (copy of return attached).
- ☐ Certified Mail & ordinary mail by Joseph A. Goldbeck, Jr. (original receipt(s) for Certified Mail attached).

Pursuant to the Affidavit under Rule 3129 (copy attached), service on all lienholders (if any) has been made by ordinary mail by Joseph A. Goldbeck, Jr., Esquire (copies of proofs of mailing attached).

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,



BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

7160 3901 9848 4066 2813

TO: FISH, LEON R.
LEON R. FISH
533 State Route 93
Orangeville, PA 17859

SENDER: GOLDBECK MCCAFFERTY & MCKEEVER
March 23, 2004

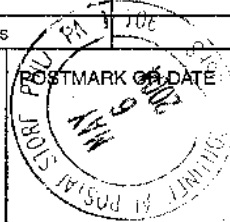
REFERENCE: FISH, CAROL A. / WM-0117
- Columbia

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

US Postal Service
**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail



TO: FISH, CAROL A.
CAROL A. FISH
533 State Route 93
Orangeville, PA 17859

SENDER: GOLDBECK MCCAFFERTY & MCKEEVER
March 23, 2004

REFERENCE: FISH, CAROL A. / WM-0117
- Columbia

PS Form 3800, June 2000

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

US Postal Service
**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail





7160 3901 9848 4066 2813

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

FISU, CAROL A.
CAROL A. FISH
533 State Route 93
Orangeville, PA 17859

GOLDBECK, MCCAFFERTY & MCKEYER
FISU, CAROL A. / WM-0117 - Columbia

6/23/04

PS Form 3811, July 2001

Domestic Return Receipt

2. Article Number



7160 3901 9848 4066 2820

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

FISU, LEON R.
LEON R. FISH
533 State Route 93
Orangeville, PA 17859

GOLDBECK, MCCAFFERTY & MCKEYER
FISU, CAROL A. / WM-0117 - Columbia

PS Form 3811, July 2001

Domestic Return Receipt

A. Received by (Please Print Clearly)

Carol Fish

C. Signature

X [Signature]

D. Is delivery address different from item 1? If YES, enter delivery address below:

☐ Yes ☒ No

B. Date of Delivery

5/10/04

Agent Address

☐ Yes ☒ No

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

Leon Fish

C. Signature

X [Signature]

D. Is delivery address different from item 1? If YES, enter delivery address below:

☐ Yes ☒ No

B. Date of Delivery

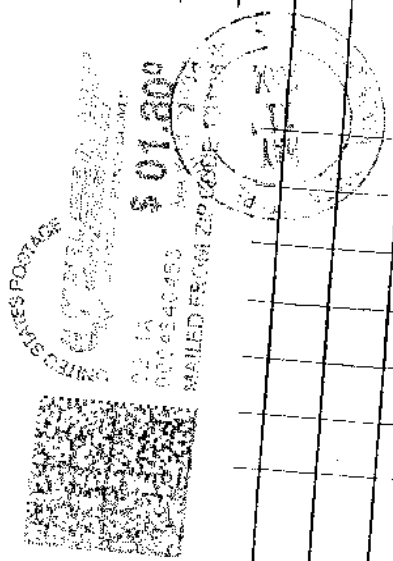
5/10/04

Agent Address

☐ Yes ☒ No

OLD BECK McCAFFERTY & McKEEVER
 Mellon Independence Center, Suite 5000
 11 Market Street
 Philadelphia, PA 19106-1532

Check type of mail		Return Receipt (R/R) for Merchandise		Certified		Insured		COD		Postage		Fee		Actual Value		Insured Value		Due Sender		RR		DC		SC		SH		SD		RD		Remarks	
Express	Registered	Insured	COD	Postage	Fee	Actual Value	Insured Value	Due Sender	RR	DC	SC	SH	SD	RD	Remarks																		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																												
Addressee Name, Street, and PO Address CHASE MANHATTAN MORTGAGE 3415 Vision Drive Columbus, OH 43219																																	
Addressee Name, Street, and PO Address CHASE MANHATTAN BANK 338 South Wacker Drive Hartford, PA 19044																																	
1																																	
2																																	
3																																	
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Total Number of Pieces Sent by Sender		2		Total Number of Pieces Received at Post Office				Postmaster, Per (Name of receiving employee)																									

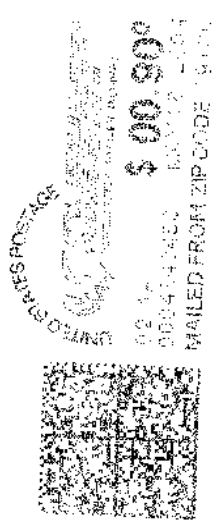


The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R300, S613, and S621 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (4) and Standard Mail (B) parcels.

Complete by Typewriter, Ink, or Ball Point Pen

Fish
 WM-0117
 Columbia

Name and Address of Sender		Check type of mail or service:		Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill)		Postmark and Date of Receipt		Actual Value if Registered		Insured Value		Due Sender if COD		DC Fee		SC Fee		SH Fee		RD Fee		RR Fee							
Article Number		Addressee (Name, Street, City, State, & ZIP Code)		<input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured		<input type="checkbox"/> Recorded Delivery (International) <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation		Postage		Fee		Handling Charge		Actual Value if Registered		Insured Value		Due Sender if COD		DC Fee		SC Fee		SH Fee		RD Fee		RR Fee	
1.	GOLDBECK SUITE 5000 701 MARKET STREET PHILADELPHIA, PA 19106-1532	DOMESTIC RELATIONS OF COLUMBIA COUNTY P.O. BOX 380 Bloomsburg, PA 17815																											
2.																													
3.																													
4.																													
5.																													
6.																													
7.																													
8.																													



See Privacy Act Statement on Reverse

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
Attorney for Plaintiff

WASHINGTON MUTUAL BANK, F.A.
SUCCESSOR BY MERGER TO BANK UNITED
9451 Corbin Avenue
Northridge, CA 91324

Plaintiff

vs.

CAROL A. FISH
LEON R. FISH
Mortgagor(s) and Record Owner(s)

Rural Route 2 Box 14F
Orangeville, PA 17859

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2004-CV-152

SUPPLEMENTAL AFFIDAVIT PURSUANT TO RULE 3129

WASHINGTON MUTUAL BANK, F.A. SUCCESSOR BY MERGER TO BANK UNITED, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

Rural Route 2 Box 14F
Orangeville, PA 17859

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

CAROL A. FISH
533 State Route 93
Orangeville, PA 17859

LEON R. FISH
533 State Route 93
Orangeville, PA 17859

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

CAROL A. FISH
533 State Route 93
Orangeville, PA 17859

LEON R. FISH
533 State Route 93
Orangeville, PA 17859

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

WASHINGTON MUTUAL BANK FA
P.O. Box 1093
Northridge, CA 91328

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY
P.O. BOX 380
Bloomsburg, PA 17815

CITIBANK SOUTH DAKOTA N.A.
PO Box 356
West Chester, PA 19382

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

CHASE MANHATTAN BANK, TRUSTEE
1303 OFFICE CENTER DRIVE #200
FORT WASHINGTON, PA 19034

CHASE MANHATTAN MORTGAGE
3415 Vision Drive
Columbus, OH 43219

CHASE MANHATTAN BANK
338 South Warminster Road
Hatboro, PA 19044

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

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

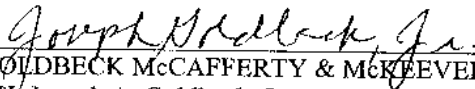
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

TENANTS/OCCUPANTS
Rural Route 2 Box 14 F
Orangeville, PA 17859

(attach separate sheet if more space is needed)

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.

DATED: June 8, 2004


GOLDBECK McCAFFERTY & MCKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff

HARRY A. ROADARMEL, JR.



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, FA

VS.

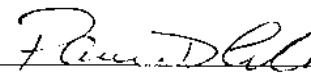
CAROL AND LEON FISH

WRIT OF EXECUTION #56 OF 2004 ED

POSTING OF PROPERTY

MAY 21, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF CAROL AND LEON FISH AT 533 SR 93 ORANGEVILLE
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF P. D'ANGELO.

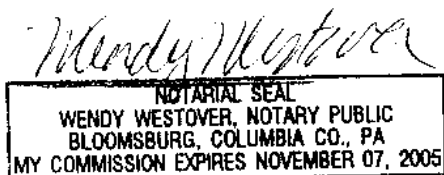
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25TH DAY OF MAY 2004





SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

WASHINGTON MUTUAL BANK, F.A.
SUCCESSOR BY MERGER TO BANK
UNITED

Docket # 56ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

CAROL A. FISH
LEON R. FISH

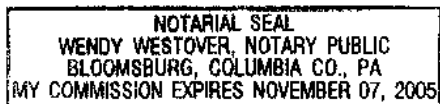
AFFIDAVIT OF SERVICE

NOW, THIS SATURDAY, APRIL 10, 2004, AT 12:00 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON CAROL FISH AT 533 SR 93,
ORANGEVILLE BY HANDING TO LEON FISH, HUSBAND, A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

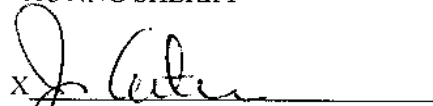
SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, APRIL 27, 2004


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF


X
J. CARTER
DEPUTY SHERIFF



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-6257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

WASHINGTON MUTUAL BANK, F.A.
SUCCESSOR BY MERGER TO BANK
UNITED

Docket # 56ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

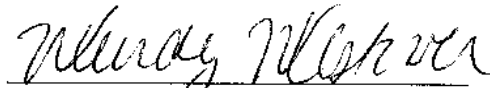
CAROL A. FISH
LEON R. FISH

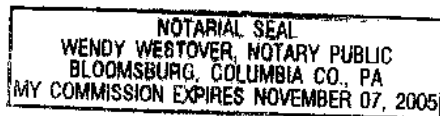
AFFIDAVIT OF SERVICE

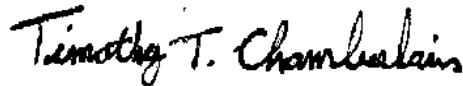
NOW, THIS TUESDAY, APRIL 20, 2004, AT 12:00 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON LEON FISH AT 533 SR 93,
ORANGEVILLE BY HANDING TO LEON FISH, , A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,


SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, APRIL 27, 2004


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF

X 
J. CARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/26/2004

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 56ED2004

PLAINTIFF WASHINGTON MUTUAL BANK, F.A. SUCCESSOR BY
MERGER TO BANK UNITED

DEFENDANT CAROL A. FISH
LEON R. FISH

PERSON/CORP TO SERVED	PAPERS TO SERVED
CAROL FISH	WRIT OF EXECUTION - MORTGAGE
533 SR 93	FORECLOSURE
ORANGEVILLE	

SERVED UPON LEON

RELATIONSHIP Husband IDENTIFICATION _____

DATE 4-20-04 TIME 1200 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>4-16-4</u>	<u>1425</u>	<u>ARTER</u>	<u>Card</u>
<u>4-19-4</u>	<u>0935</u>	<u>ARTER</u>	<u>Card</u>

DEPUTY J. Culm DATE 4-20-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/26/2004

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 56ED2004

PLAINTIFF WASHINGTON MUTUAL BANK, F.A. SUCCESSOR BY
MERGER TO BANK UNITED

DEFENDANT CAROL A. FISH
LEON R. FISH

PERSON/CORP TO SERVED	PAPERS TO SERVED
LEON FISH	WRIT OF EXECUTION - MORTGAGE
533 SR 93	FORECLOSURE
ORANGEVILLE	

SERVED UPON LEON

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-20-04 TIME 1200 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>4-16-04</u>	<u>1425</u>	<u>ARTER</u>	<u>Card</u>
<u>4-19-04</u>	<u>0935</u>	<u>ARTER</u>	<u>Card</u>

DEPUTY J. C. Carter DATE 4-20-04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/26/2004

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 56ED2004

PLAINTIFF WASHINGTON MUTUAL BANK, F.A. SUCCESSOR BY
MERGER TO BANK UNITED

DEFENDANT CAROL A. FISH
LEON R. FISH

PERSON/CORP TO SERVED	PAPERS TO SERVED
CYNTHIA GROSHEK-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
218 SHELHAMER ROAD	FORECLOSURE
BERWICK	

SERVED UPON CYNTHIA GROSHEK

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04/14/04 TIME 1855 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

1-2 04/14/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/26/2004

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 56ED2004

PLAINTIFF

WASHINGTON MUTUAL BANK, F.A. SUCCESSOR BY
MERGER TO BANK UNITED

DEFENDANT

CAROL A. FISH
LEON R. FISH

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

SERVED UPON 

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-16-4 TIME 10:30 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

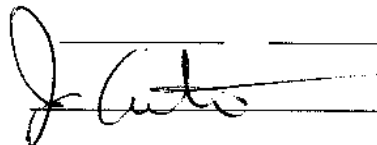
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 4-16-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/26/2004

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 56ED2004

PLAINTIFF

WASHINGTON MUTUAL BANK, F.A. SUCCESSOR BY
MERGER TO BANK UNITED

DEFENDANT

CAROL A. FISH
LEON R. FISH

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Renee Marquet

RELATIONSHIP _____ IDENTIFICATION _____

DATE 4-16-04 TIME 0930 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. Carter

DATE 4-16-04

REAL ESTATE OUTLINE

ED # 56-04

DATE RECEIVED 3-26-04
DOCKET AND INDEX 4-14-04
SET FILE FOLDER UP 4-14-04

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 2000.00 ✓ CK# 195575

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

SALE DATE June 23 04 TIME 1000
POSTING DATE May 20
ADV. DATES FOR NEWSPAPER
1ST WEEK June 2
2ND WEEK 9
3RD WEEK 16, 04

SHERIFF'S SALE

WEDNESDAY JUNE 23, 2004 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 56 OF 2004 ED AND CIVIL WRIT NO. 152 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' 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 North Centre Township, Columbia County, Pennsylvania, bounded and described as follows:

Beginning at a rebar (set) on the northerly right of way of State Route No. 0093 (LR) 673 and common corner with lands of Eva M. Shultz; thence along lands of said Shultz, north 5 degrees 09 minutes 40 seconds west 188.98 feet to a rebar (set) common corner with lands of Graydon M. Fish, Grantor herein; thence along lands of said Fish and passing thru a rebar (set on line) near a small run, north 84 degrees 50 minutes 20 seconds east, 328.78 feet to a point in the center of said small run; thence along lands of said Fish and down the center of said small run the following bearings and distances; south 11 degrees 24 minutes 58 seconds east, 4.73 feet to a point; thence, south 30 degrees 21 minutes 05 seconds east, 44.98 to a point; thence south 26 degrees 30 minutes 58 seconds east, 67.34 feet to a point; thence, south 26 degrees 53 minutes 48 seconds east, 37.14 feet to a point; thence along lands of said Fish and passing thru a rebar (set on line) near said small run, south 18 degrees 59 minutes 30 seconds west, 228.14 feet to a rebar (set) in the center of an old road and in line of lands of Herman A. and Donzella A. Smith; thence along lands of said Smith and along the center of said old road, north 71 degrees 00 minutes 30 seconds west, 152.88 feet to a rebar (set) on the northerly right of way of the aforesaid State Route No. 0093 on a curve; thence along said right of way on a curve to the left having a central angle of 7 degrees 10 minutes 38 seconds, a radius of 1462.69 feet, an arc length of 183.22 feet and a chord north 62 degrees 20 minutes 09 seconds west, 183.10 feet to a rebar (set), the place of beginning.

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
Joseph A. Goldbeck, Jr.
701 Market St.
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY JUNE 23, 2004 AT 10:00 AM

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Plaintiff's Attorney
Joseph A. Goldbeck, Jr.
701 Market St.
Philadelphia, PA 19106

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

SHERIFF'S SALE

WEDNESDAY JUNE 23, 2004 AT 10:00 AM

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Plaintiff's Attorney
Joseph A. Goldbeck, Jr.
701 Market St.
Philadelphia, PA 19106

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

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

WASHINGTON MUTUAL BANK, F.A.
SUCCESSOR BY MERGER TO BANK UNITED
9451 Corbin Avenue
Northridge, CA 91324

VS.

CAROL A. FISH
LEON R. FISH
Rural Route 2 Box 14F
Orangeville, PA 17859

In the Court of Common Pleas of
Columbia County

No. 2004-CV-152

2004-ED-56

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

To the Sheriff of Columbia County, Pennsylvania

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

PREMISES: Rural Route 2 Box 14F Orangeville, PA 17859

See Exhibit "A" attached

AMOUNT DUE	<u>\$138,493.19</u>
Interest From 04/01/2003 Through 03/23/2004	<u> </u>
(Costs to be added)	<u> </u>

Dated:

3/26/2004

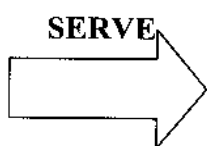
Kenneth B. Klevic
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy

Elizabeth A. Barron

SHERIFF'S DEPARTMENT Columbia COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ WASHINGTON MUTUAL BANK, F.A. SUCCESSOR BY MERGER TO BANK LIMITED		COURT NUMBER 2004-CV-152
DEFENDANT/S/ CAROL A. FISH and LEON R. FISH		TYPE OF WRIT EXECUTION



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE
LEON R. FISH

ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code)
533 State Route 93, Orangeville, PA 17859

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE:

PLEASE SERVE

SIGNATURE OF ATTORNEY

Joseph A. Goldbeck, Jr.

TELEPHONE NUMBER
(215) 627-1322

DATE
March 23, 2004

ADDRESS OF ATTORNEY

GOLDBECK McCAFFERTY & McKEEVER
Suite 5000 – Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
Attorney for Plaintiff

WASHINGTON MUTUAL BANK, F.A. SUCCESSOR
BY MERGER TO BANK UNITED
9451 Corbin Avenue
Northridge, CA 91324
Plaintiff

vs.

CAROL A. FISH
LEON R. FISH
Mortgagor(s) and Record Owner(s)

Rural Route 2 Box 14F
Orangeville, PA 17859

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2004-CV-152

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: FISH, LEON R.
LEON R. FISH
533 State Route 93
Orangeville, PA 17859

Your house at Rural Route 2 Box 14F, Orangeville, PA 17859 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$138,493.19 obtained by WASHINGTON MUTUAL BANK, F.A. SUCCESSOR BY MERGER TO BANK UNITED against you.

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

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

1. The sale will be cancelled if you pay to WASHINGTON MUTUAL BANK, F.A. SUCCESSOR BY MERGER TO BANK UNITED, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-627-1322
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES NOT 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 price by calling the Sheriff of Columbia County at 570-389-5624.
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 the Sheriff of Columbia County at 570-389-5624.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff thirty (30) days from the date of the Sheriff's Sale. 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 schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

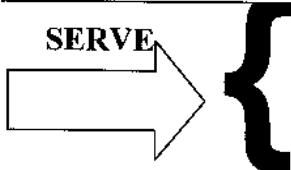
YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108

SHERIFF'S DEPARTMENT Columbia COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ WASHINGTON MUTUAL BANK, F.A. SUCCESSOR BY MERGER TO BANK UNITED	COURT NUMBER 2004-CV-152	
DEFENDANT/S/ CAROL A. FISH and LEON R. FISH	TYPE OF WRIT EXECUTION	

SERVE  AT	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE CAROL A. FISH
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) 533 State Route 93, Orangeville, PA 17859

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE SERVE		
SIGNATURE OF ATTORNEY <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE March 23, 2004
ADDRESS OF ATTORNEY GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
Attorney for Plaintiff

WASHINGTON MUTUAL BANK, F.A. SUCCESSOR
BY MERGER TO BANK UNITED
9451 Corbin Avenue
Northridge, CA 91324
Plaintiff

vs.

CAROL A. FISH
LEON R. FISH
Mortgagor(s) and Record Owner(s)

Rural Route 2 Box 14F
Orangeville, PA 17859

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2004-CV-152

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

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TO: FISH, CAROL A.
CAROL A. FISH
533 State Route 93
Orangeville, PA 17859

Your house at Rural Route 2 Box 14F, Orangeville, PA 17859 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$138,493.19 obtained by WASHINGTON MUTUAL BANK, F.A. SUCCESSOR BY MERGER TO BANK UNITED against you.

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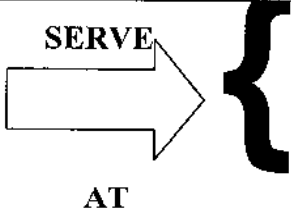
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SUSQUEHANNA LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815

PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108

SHERIFF'S DEPARTMENT Columbia COUNTY

SHERIFF SERVICE INSTRUCTIONS		
PLAINTIFF/S/ WASHINGTON MUTUAL BANK, F.A. SUCCESSOR BY MERGER TO BANK UNITED	COURT NUMBER 2004-CV-152	
DEFENDANT/S/ CAROL A. FISH and LEON R. FISH	TYPE OF WRIT EXECUTION	

	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE LEON R. FISH AND CAROL A FISH
	ADDRESS (Street or Road, Apartment No., City, Boro, Twp., State and ZIP Code) RURAL ROUTE 2B ORANGEVILLE, PA 17859

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE: PLEASE POST		
SIGNATURE OF ATTORNEY <i>Joseph A. Goldbeck, Jr.</i>	TELEPHONE NUMBER (215) 627-1322	DATE March 23, 2004
ADDRESS OF ATTORNEY GOLDBECK McCAFFERTY & McKEEVER Suite 5000 – Mellon Independence Center 701 Market Street Philadelphia, PA 19106-1532		

Goldbeck McCafferty & McKeever
BY: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
SUITE 5000 – MELLON INDEPENDENCE CENTER,
701 MARKET STREET
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

WASHINGTON MUTUAL BANK, F.A.
SUCCESSOR BY MERGER TO BANK UNITED
9451 Corbin Avenue
Northridge, CA 91324

Plaintiff

vs.

CAROL A. FISH
LEON R. FISH
(Mortgagor(s) and Record Owner(s))
Rural Route 2 Box 14F
Orangeville, PA 17859

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2004-CV-152

AFFIDAVIT PURSUANT TO RULE 3129

WASHINGTON MUTUAL BANK, F.A. SUCCESSOR BY MERGER TO BANK UNITED, Plaintiff in the above action, by its attorney, Joseph A. Goldbeck, Jr., Esquire, sets forth as of the date the praeceipe for the writ of execution was filed the following information concerning the real property located at:

Rural Route 2 Box 14F
Orangeville, PA 17859

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

CAROL A. FISH
533 State Route 93
Orangeville, PA 17859

LEON R. FISH
533 State Route 93
Orangeville, PA 17859

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

CAROL A. FISH
533 State Route 93
Orangeville, PA 17859

LEON R. FISH
533 State Route 93
Orangeville, PA 17859

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

WASHINGTON MUTUAL BANK FA
P.O. Box 1093
Northridge, CA 91328

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

DOMESTIC RELATIONS OF COLUMBIA COUNTY
700 Sawmill Road
Suite A
Bloomsburg, PA 17815

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

CHASE MANHATTAN BANK, TRUSTEE
1303 OFFICE CENTER DRIVE #200
FORT WASHINGTON, PA 19034

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

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

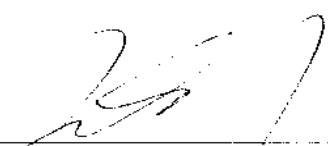
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

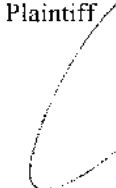
TENANTS/OCCUPANTS
Rural Route 2 Box 14 F
Orangeville, PA 17859

(attach separate sheet if more space is needed)

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.

DATED: March 23, 2004



GOLDBECK, McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr., Esq.
Attorney for Plaintiff


Goldbeck McCafferty & McKeever
BY: Joseph A. Goldbeck, Jr.
Attorney I.D. #16132
SUITE 5000 – MELLON INDEPENDENCE CENTER.
701 MARKET STREET
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

WASHINGTON MUTUAL BANK, F.A.
SUCCESSOR BY MERGER TO BANK UNITED
9451 Corbin Avenue
Northridge, CA 91324

Plaintiff

vs.

CAROL A. FISH
LEON R. FISH
(Mortgagor(s) and Record Owner(s))
Rural Route 2 Box 14F
Orangeville, PA 17859

Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2004-CV-152

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P.O. Box 1093
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GOLDBECK McCAFFERTY & McKEEVER

BY: Joseph A. Goldbeck, Jr.
Attorney-I.D.#16132
Suite 5000 - Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322
Attorney for Plaintiff

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BY MERGER TO BANK UNITED
9451 Corbin Avenue
Northridge, CA 91324
Plaintiff

vs.

CAROL A. FISH
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Mortgagor(s) and Record Owner(s)

Rural Route 2 Box 14F
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IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Term
No. 2004-CV-152

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: FISH, CAROL A.
CAROL A. FISH
533 State Route 93
Orangeville, PA 17859

Your house at Rural Route 2 Box 14F, Orangeville, PA 17859 is scheduled to be sold at Sheriff's Sale on _____, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$138,493.19 obtained by WASHINGTON MUTUAL BANK, F.A. SUCCESSOR BY MERGER TO BANK UNITED against you.

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

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

1. The sale will be cancelled if you pay to WASHINGTON MUTUAL BANK, F.A. SUCCESSOR BY MERGER TO BANK UNITED, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call: 215-627-1322
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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

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

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215-627-1322
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BY MERGER TO BANK UNITED
9451 Corbin Avenue
Northridge, CA 91324

Plaintiff

vs.

CAROL A. FISH
LEON R. FISH
Mortgagor(s) and Record Owner(s)
Rural Route 2 Box 14F
Orangeville, PA 17859

Defendant(s)

IN THE COURT OF
COMMON PLEAS

of Columbia County

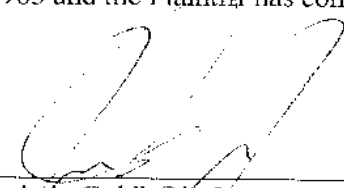
CIVIL ACTION - LAW

ACTION OF
MORTGAGE FORECLOSURE

NO. 2004-CV-152

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I, Joseph A. Goldbeck, Jr., Esquire hereby certify that I am the attorney of record for the Plaintiff in this action, and I further certify that this property is subject to Act 91 of 1983 and the Plaintiff has complied with all the provisions of the Act.



Joseph A. Goldbeck, Jr.
Attorney for plaintiff

GOLDBECK McCAFFERTY & McKEEVER
BY: Joseph A. Goldbeck, Jr.
Attorney I.D.#16132
SUITE 5000 - MELLON INDEPENDENCE CENTER.
701 MARKET STREET
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

WASHINGTON MUTUAL BANK, F.A. SUCCESSOR
BY MERGER TO BANK UNITED
9451 Corbin Avenue
Northridge, CA 91324

Plaintiff

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CAROL A. FISH
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Mortgagor(s) and Record Owner(s)

Rural Route 2 Box 14F
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Defendant(s)

IN THE COURT OF COMMON PLEAS

of Columbia County

CIVIL ACTION LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2004-CV-152

WAIVER OF WATCHMAN

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

BY: Joseph A. Goldbeck, Jr.
Attorney for Plaintiff

EXHIBIT "A" TO THE SECURITY INSTRUMENT - LEGAL DESCRIPTION

The land referred to in this Commitment is described as follows:

All that certain piece, parcel or tract of land situate in North Centre Township, Columbia County, Pennsylvania, bounded and described as follows:

Beginning at a rebar (set) on the northerly right of way of State Route No. 0093 (L.R. 673) and common corner with lands of Eva M. Shultz; thence along lands of said Shultz, north 5 degrees 09 minutes 40 seconds west 188.98 feet to a rebar (set) common corner with lands of Graydon M. Fish, Grantor herein; thence along lands of said Fish and passing thru a rebar (set on line) near a small run, north 84 degrees 50 minutes 20 seconds east, 328.78 feet to a point in the center of said small run; thence along lands of said Fish and down the center of said small run the following bearings and distances; south 11 degrees 24 minutes 56 seconds east, 4.73 feet to a point; thence, south 30 degrees 21 minutes 05 seconds east, 44.98 to a point; thence south 26 degrees 30 minutes 58 seconds east, 67.34 feet to a point; thence, south 28 degrees 53 minutes 48 seconds east, 37.14 feet to a point; thence along lands of said Fish and passing thru a rebar (set on line) near said small run, south 18 degrees 59 minutes 30 seconds west, 228.14 feet to a rebar (set) in the center of an old road and in line of lands of Herman A. and Donzella A. Smith; thence along lands of said Smith and along the center of said old road, north 71 degrees 00 minutes 30 seconds west, 152.88 feet to a rebar (set) on the northerly right of way of the aforesaid State Route No. 0093 on a curve; thence along said right of way on a curve to the left having a central angle of 7 degrees 10 minutes 38 seconds, a radius of 1482.89 feet, an arc length of 183.22 feet and a chord of, north 62 degrees 20 minutes 09 seconds west, 183.10 feet to a rebar (set), the place of beginning.

CRF CAF

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LRF CAF

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CRF CAF

**GOLDBECK MCCAFFERTY & MCKEEVER
A PROFESSIONAL CORPORATION**

SUITE 5000, MELLON INDEPENDENCE CENTER
701 MARKET STREET
PHILADELPHIA, PA 19106

FIRSTRUST

3-7380/2360

195575

PAY

TO THE
ORDER OF

Sheriff of Columbia County

03/23/2004

\$2,000.00

TWO THOUSAND AND XX / 100

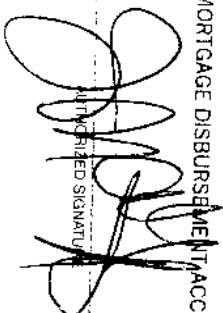
DOLLARS

MORTGAGE DISBURSEMENT ACCOUNT

MEMO

Fish

⑈195575⑈ ⑆23807380⑆ 70 1100018⑈


AUTHORIZED SIGNATURE

GOLDBECK MCCAFFERTY & MCKEEVER

Sheriff of Columbia County

03/23/2004

195575

2,000.00

Mortgage Disbursement

Fish

2,000.00