

SHERIFF'S SALE COST SHEET

Wachovia Bank, NA vs. Peter Ivanina
 NO. 78-04 ED NO. 207-04 JD DATE/TIME OF SALE 7-28-04 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>27.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>8.00</u>	
TOTAL *****		\$ <u>394.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>785.84</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1010.84</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>412.14</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>417.14</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>385.66</u>	
WATER 20	\$	
TOTAL *****		\$ <u>385.66</u>

SURCHARGE FEE (DSTE)	\$ <u>120.00</u>	
MISC. <u>Luz. County</u>	\$ <u>54.00</u>	
TOTAL *****		\$ <u>54.00</u>

TOTAL COSTS (OPENING BID) \$ 2433.64

1. Article Addressed to:

2. Article Number
(Transfer from service label)

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.
☐ Restricted Delivery? (Extra Fee)

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

5. Is delivery address different from item 1? ☐ Yes ☐ No

6. If YES, enter delivery address below:

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

7003 0500 0001 9055 7606

Domestic Return Receipt

PS Form 3811, August 2001

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:

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

2. Article Number
(Transfer from service label)

7003 0500 0001 9055 7613

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *James Simon* ☐ Agent ☒ Addressee

B. Received by (Printed Name)
 JAMES SIMON

C. Date of Delivery
 APR 27 2004

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

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-11

SENDER: COMPLETE THIS SECTION

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)

7003 0500 0001 9055 7583

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Samuel J. Ventura* ☐ Agent ☒ Addressee

B. Received by (Printed Name)
 Samuel J. Ventura

C. Date of Delivery
 APR 27 2004

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

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-15

SENDER: COMPLETE THIS SECTION

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)

7003 0500 0001 9055 7590

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Robert Riene* ☐ Agent ☒ Addressee

B. Received by (Printed Name)
 Robert Riene

C. Date of Delivery
 APR 27 2004

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

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-15

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wachovia Bank NA vs Peter Evening

NO. 78-04 ED NO. 207-04 JD

DATE/TIME OF SALE: 7-28-04 0930

BID PRICE (INCLUDES COST) \$ 2433.64

POUNDAGE - 2% OF BID \$ 48.67

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2482.31

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): K. Meddell Gay atty for
Wachovia Bank

TOTAL DUE: \$ 2482.31

LESS DEPOSIT: \$ 1200.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1282.31

PURCELL, KRUG & HALLER

98229

08/18/2004 098229

P01455-27921
Ivanina, Peter J.
Balance of Sale Costs
keb

1,282.31

COMMERCE BANK
60-184-313

98229

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

CHECK NO.

CHECK DATE

098229 08/18/2004

CHECK AMOUNT

ONE THOUSAND TWO HUNDRED EIGHTY TWO AND 31/100
DOLLARS*****

\$*****1,282.31

PAY
TO THE
ORDER
OF

SHERIFF OF COLUMBIA COUNTY

VOID AFTER 90 DAYS

IF Over

⑈098229⑈ ⑆031301846⑆ 51 320931 2⑈

Security Features Included.



Details on back.

LAW OFFICES

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

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

August 18, 2004

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

Re: WACHOVIA BANK NATIONAL ASSOCIATION F/K/A FIRST UNION NATIONAL BANK
AS TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY vs.
PETER J. IVANINA
No. 2004-CV-207

Dear Sheriff:

Enclosed please find our check in the amount of \$1,282.31 which represents the balance of the costs in the above sale. Also enclosed are affidavits of value for the deed to be prepared and recorded.

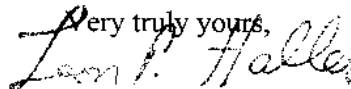
THE GRANTEE SHOULD BE:

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

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

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

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

Very truly yours,


Leon P. Haller

LPH/kb
Enclosure



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

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name

Leon P. Haller, Esquire

Telephone Number:

Area Code (717) 234-4178

Street Address

1719 North Front Street, Harrisburg, PA 17102

City

State

Zip Code

B TRANSFER DATA

Grantor(s)/Lessor(s)

Sheriff of Columbia County

Street Address

35 West Main Street

City

State

Zip Code

Bloomsburg, PA 17815

Date of Acceptance of Document

Grantee(s)/Lessee(s)

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

Street Address

PENNSYLVANIA HOUSING FINANCE AGENCY

211 NORTH FRONT STREET

City

State

Zip Code

HARRISBURG, PA 17101

C PROPERTY LOCATION

Street Address

141 Briar Cliff Road

City, Township, Borough

Berwick Borough

County

Columbia County

School District

Tax Parcel Number

04D-03-056

D VALUATION DATA

1. Actual Cash Consideration

\$2,433.64

2. Other Consideration

+ 0.00

3. Total Consideration

= \$2,433.64

4. County Assessed Value

\$22,962.00

5. Common Level Ratio Factor

x 3.05

6. Fair Market Value

= \$70,034.10

E EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Interest Conveyed

100%

TAX EXEMPT

2. Check Appropriate Box Below for Exemption Claimed



Will or intestate succession

(Name of Decedent)

(Estate File Number)



Transfer to Industrial Development Agency.



Transfer to agent or straw party. (Attach copy of agency/straw party agreement).



Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$



Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).



Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 667, Page Number 1071



Corrective deed (Attach copy of the prior deed).



Statutory corporate consolidation, merger or division. (Attach copy of articles).



Other (Please explain exemption claimed, if other than listed above.)

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

Signature of Correspondent or Responsible Party

Leon P. Haller, Esquire

Date

8/3/04

(SEE REVERSE)

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Wachovia Bank NA vs Peter Evening

NO. 78-04 ED NO. 207-04 JD

DATE/TIME OF SALE: 7-28-04 0930

BID PRICE (INCLUDES COST) \$ 2433.64

POUNDAGE - 2% OF BID \$ 48.67

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2482.31

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): *Michael L. Gay atty for*
Wachovia Bank

TOTAL DUE: \$ 2482.31

LESS DEPOSIT: \$ 1200.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1282.31

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 July 7, 14, 21, 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.

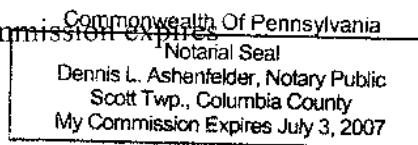


Sworn and subscribed to before me this 26th day of July, 2004.



(Notary Public)

My commission expires



Member, Pennsylvania Association Of Notaries

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.

.....

78

LAW OFFICES
PURCELL, KRUG & HALLER

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-1206
E-MAIL: MJK@PKH.COM

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

JOSEPH NISSLEY (1910-1982)
ANTHONY DISANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD
(717) 533-3836

July 9, 2004

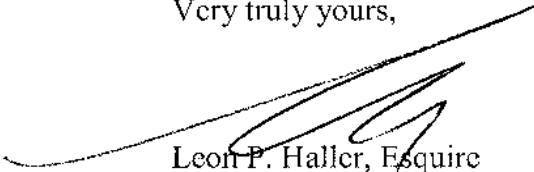
Columbia County Sheriff
P.O. Box 380
Bloomsburg, PA 17815

Re: 2004-CV-207 WACHOVIA BANK NATIONAL ASSOCIATION F/K/A FIRST
UNION NATIONAL BANK AS TRUSTEE FOR PENNSYLVANIA HOUSING
FINANCE AGENCY vs. PETER J. IVANINA

Dear Sir/Madam:

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

Very truly yours,



Leon P. Haller, Esquire

LPH/plc

Enclosure

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

PLAINTIFF

VS.

PETER J. IVANINA,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2004-CV-207

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE


I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 4/28/04, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

PETER J. IVANINA
510 SECOND STREET
NESCOPECK, PA 18635

Housing Authority of the County of Columbia
700 Saw Mill Road
Bloomsburg, PA 17815

Tenant/Occupant
141 Briarcliff Road
Berwick, PA 18603

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

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

LAW OFFICES

Purcell, Krug & Haller

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

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

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

PETER J. IVANINA
510 SECOND STREET
NESCOPECK, PA 18635

Housing Authority of the County of Columbia
700 Saw Mill Road
Bloomsburg, PA 17815

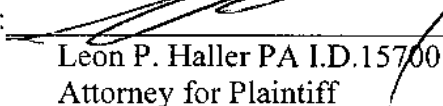
Tenant/Occupant
141 Briarcliff Road
Berwick, PA 18603

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

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

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

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

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

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

PLAINTIFF

VS.

PETER J. IVANINA,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2004-CV-207

IN MORTGAGE FORECLOSURE

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

TAKE NOTICE:

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

DATE: **Wednesday, July 28, 2004**

TIME: **9:30 a.m.**

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

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

THE LOCATION of your property to be sold is:

**141 BRIARCLIFF ROAD
BERWICK, PENNSYLVANIA 18603**

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

No. 2004-CV-207

JUDGMENT AMOUNT \$65,056.40

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

PETER J. IVANINA

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

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

BEGINNING at a point on the Westerly side of Briar Cliff Road at the Southeast corner of Lot Number One Hundred Seventy-four (174); THENCE along the Southerly line of said lot North seventy-five (75) degrees thirty-two (32) minutes West, a distance of one hundred fifty-three and thirty-six hundredths (153.36) feet to a point in the Easterly line of Lot Number One Hundred Seventy-six (176); THENCE along the Easterly line of Lot Number One Hundred Seventy-six (176) South ten (10) degrees forty-six (46) minutes West, a distance of sixty-seven and sixty-seven hundredths (67.67) feet to a point on the Northerly side of Briar Cliff Road; THENCE along the Northerly side of Briar Cliff Road, South seventy-one (71) degrees twenty-nine (29) minutes East, a distance of eighty-four and seventy-one hundredths (84.71) feet to a point; THENCE along Briar Cliff Road on a curve to the left with a radius of sixty (60) feet; ninety-nine and seventy-five hundredths (99.75) feet to a point on the Westerly side of Briar Cliff Road; THENCE along the Westerly side of said road, North thirteen (13) degrees sixteen (16) minutes East, a distance of fourteen and three-tenths (14.3) feet to the Southeast corner of Lot Number One Hundred Seventy-four (174), the place of BEGINNING.

BEING Lot Number One Hundred Seventy-five (175) according to Plan of Section "C" PARK PLACE VILLAGE, Borough of Berwick, PA. Scale 1 in. equal 60 ft., Feb. 1950, R. A. Dunn, as approved by Borough Council of Berwick, PA on March 6, A.D. 1950.

SUBJECT to the exceptions, reservations and restrictions in prior Deeds in the chain of title.

HAVING THEREON ERECTED A dwelling house known as 141 Briarcliff Road, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Jeffrey D. Stout and Kimberlee D. Stout by Deed dated 9/30/97 and recorded 9/30/97 in Columbia County Deed Book Volume 667, page 1067, granted and conveyed unto Peter J. Irvanina.

Parcel # 04D-03-056

PENNSYLVANIA HOUSING FINANCE AGENCY v. PETER J. IVANINA
Columbia County Sale 7-28-04

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

PETER J. IVANINA
510 SECOND STREET
NESCOPECK, PA 18635

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

Housing Authority of the County of Columbia
700 Saw Mill Road
Bloomsburg, PA 17815

Postmark:

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

Received from:

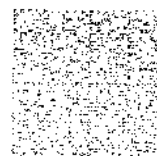
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

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

Postmark:



PENNSYLVANIA HOUSING FINANCE AGENCY v. PETER J. IVANINA
Columbia County Sale 7-28-04

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

Received from:

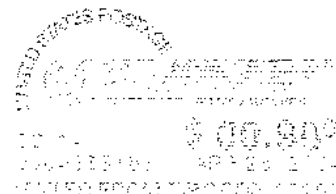
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

Tenant/Occupant
141 Briarcliff Road
Berwick, PA 18603

Postmark:



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.

WACHOVIA BANK, NATIONAL
ASSOCIATION

VS.

PETER IVANINA

WRIT OF EXECUTION #78 OF 2004 ED

POSTING OF PROPERTY

June 23, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF PETER IVANINA AT 141 BRIARCLIFF ROAD BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY T. CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF JUNE 2004

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

Luzerne County Sheriff's Department
Luzerne County Courthouse



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

COLUMBIA COUNTY

04-ED-78 04-CV-207

WACHOVIA BANK NATIONAL ASSOCIATION

VS

PETER J. IVANINA

STATE OF PENNSYLVANIA
LUZERNE COUNTY, SS:

MARK SENCZAKOWICZ, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on TUESDAY the 18TH day of MAY ²⁰⁰⁴ 20 -207 at 5:20 P. M., prevailing time, he served the within WRIT OF EXECUTION, DESCRIPTION & NOTICE OF SHERIFF'S SALE

upon PETER J. IVANINA

the within named, by handing to KELLY DENT - HIS GIRLFRIEND
the person for the time being in charge at HIS RESIDENCE, 510 2ND STREET, NESCOPECK

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

Sworn to and subscribed before me

Sheriff of Luzerne County

this 21ST day of MAY 20 04

Prothonotary of Luzerne County

by
Deputy Sheriff of Luzerne County, Pennsylvania



COLUMBIA COUNTY

HOUSING AUTHORITY

BOARD OF DIRECTORS

Paul E. Reichart

Richard Megargell

Hervey Gillespie

Alex Dubil Jr.

Frances Seward

Executive Director

James Thomas

April 28, 2004

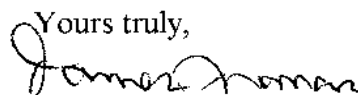
Mr. Timothy T. Chamberlain
Acting Sheriff of Columbia County
Court House
P.O. Box 380
Bloomsburg, PA 17815

Dear Mr. Chamberlain:

In response to your notice of April 26, 2004, please be advised that the Columbia County Housing Authority holds the second mortgage on the property located at 141 Briar Cliff Road, Berwick, owned by Peter J. Ivanina.

The Authority's mortgage was given to the family in the amount of \$6,325.49. This is the total amount owed to the Housing Authority.

If you require any additional information, please call me at 784-9373.

Yours truly,


James Thomas
Executive Director

JT/jj

MAIN OFFICE:

700 Sawmill Road
Bloomsburg, PA 17815
(570) 784-9373
FAX: (570) 387-8806
TDD: (570) 389-5745

SITE OFFICES:

Evan Owen Memorial Apts.
107 North Vine Street
Berwick, PA 18603-4726
(570) 759-0315
FAX: (570) 759-8018

Town Park Village
1300 Ferry Road
Bloomsburg, PA 17815-8351
(570) 784-7210

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/22/2004

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 78ED2004

PLAINTIFF

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

DEFENDANT

PETER J. IVANINA

PERSON/CORP TO SERVED
HOUSING AUTHORITY OF THE COUNTY OF COLUMBIA
700 SAWMILL ROAD
BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Bill Klink

RELATIONSHIP Director of ~~Re. Dev~~ IDENTIFICATION _____

DATE 4-28-4 TIME 1400 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. C. [Signature]

DATE 4-28-4

BERWICK AREA JOINT SEWER AUTHORITY

**1108 FREAS AVENUE
BERWICK, PENNSYLVANIA 18603
(570) 752-8477 FAX# (570) 752-8479**

April 29, 2004

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

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

VS

PETER J. IVANINA

DOCKET # 78ED2004

JD # 207JD2004

Dear Timothy:

The outstanding balance on sewer account #115890 for the property located at 141 Briarcliff Road, Berwick, Pa. through July 2004 is \$385.66.

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

Sincerely,

Kelly Greer

Kelly Greer
Authority Clerk

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/22/2004

SERVICE# 3 - OF - 12 SERVICES
DOCKET # 78ED2004

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

DEFENDANT PETER J. IVANINA

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT	WRIT OF EXECUTION - MORTGAGE
141 BRIARCLIFF ROAD	FORECLOSURE
BERWICK	

SERVED UPON POSTED - VACANT

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04/26/04 TIME 1640 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

Paul DeB

DATE

04/26/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/22/2004

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 78ED2004

PLAINTIFF

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

DEFENDANT

PETER J. IVANINA

PERSON/CORP TO SERVED
CONNIE GINGER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON CONNIE GINGER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04/26/04 TIME 1620 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

Pa Dill

DATE 04/26/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/22/2004

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 78ED2004

PLAINTIFF

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

DEFENDANT

PETER J. IVANINA

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	WRIT OF EXECUTION - MORTGAGE
7474D COLUMBIA BLVD	FORECLOSURE
BERWICK	

SERVED UPON Kelly Greer

RELATIONSHIP Client IDENTIFICATION _____

DATE 04/26/04 TIME 16:10 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) 1108 FREAS DR
NEW ADDRESS

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

Pam DOL 04/26/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/22/2004

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 78ED2004

PLAINTIFF

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

DEFENDANT

PETER J. IVANINA

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Leslie Levan Crestors LESLIE LEVAN

RELATIONSHIP

IDENTIFICATION

DATE 4-22-4 TIME 0826 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. C. [Signature]

DATE

4-27-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/22/2004

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 78ED2004

PLAINTIFF

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

DEFENDANT

PETER J. IVANINA

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

Thelma M. Miller

RELATIONSHIP

IDENTIFICATION

DATE 4-27-4

TIME 0800

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. Galt

DATE

4-27-4

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY
STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

I. Obligor information (To be completed by requestor)

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

<u>NAME</u>	<u>DATE OF BIRTH</u>	<u>SOCIAL SECURITY#</u>
Peter J Ivanina	2-22-69	163648169

DATE: 4/27/04

REQUESTOR: Sherriff
Print Name

JD# 207JD2004
Signature

II. Lien information (To be provided by DRS)

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

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

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

<u>Amount of Overdue Support</u>	<u>Next Due Date</u>	<u>Next Payment Amount</u>
----------------------------------	----------------------	----------------------------

Date: 9/27/09

BY:

TITLE:

removed from the record
 on 27 day of April 2004
 at San Antonio
 before me, Notary Public for Texas
John A. [Signature]

HARRY A. ROADARMEL, JR.

SHERIFF OF COLUMBIA COUNTY
COURT HOUSE • P.O. BOX 390
BLOOMSBURG, PA 17815
FAX: (570) 784-4237PHONE
(570) 387-344224 HOUR PHONE
(570) 784-4100

April 26, 2004

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815WACHOVIA BANK NATIONAL ASSOCIATION F/K/A FIRST UNION
NATIONAL BANK AS TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE
AGENCY

VS

PETER J. IVANINA

DOCKET # 78ED2004

JD # 207JD2004

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Acting Sheriff of Columbia County

047102-csu

Tax Notice 2004 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9:30AM - 4PM

CLOSED WEDNESDAY & HOLIDAYS

CLOSED FRIDAY AFTER DISCOUNT

PHONE: 570-752-7442

FOR: COLUMBIA COUNTY

DATE
03/01/2004

BILL NO.
4176

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	26,342	5.646	145.76	148.73	163.60
SINKING		845	21.81	22.26	24.49
LIGHT		.75	19.36	19.76	20.75
FIRE		1.25	32.27	32.93	34.58
BORO RE		6.1	157.48	160.69	168.72

The discount & penalty
have been calculated
for your convenience

PAY THIS AMOUNT

376.68
April 30
If paid on or before

384.37
June 30
If paid on or before

412.14
June 30
If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

IVANINA PETER J
141 BRIAR CLIFF ROAD
BERWICK PA 18603

CNTY 2 %
TWP 2 %
Discount 2 %
Penalty 10 %
5 %

This tax returned to
courthouse on:
January 1, 2005

PARCEL: 04D-03 -056-00.000

141 BRIAR CLIFF RD

.194 Acres

Land

3,380

Buildings

22,962

Total Assessment

26,342

FILE COPY

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

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

REAL ESTATE OUTLINE

ED # 78-04

DATE RECEIVED 4-22-04
DOCKET AND INDEX 4-26-04
SET FILE FOLDER UP 4-26-04

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 1200.00 ✓ CK# 92474

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

SALE DATE July 28, 04 TIME 0930
POSTING DATE June 23
ADV. DATES FOR NEWSPAPER
1ST WEEK July 7
2ND WEEK 14
3RD WEEK 21, 04

SHERIFF'S SALE

WEDNESDAY JULY 28, 2004 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 78 OF 2004 ED AND CIVIL WRIT NO. 207 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 or parcel of land situate in the Fourth Ward of the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the Westerly side of Briar Cliff Road at the Southeast corner of Lot Number One Hundred Seventy-four (174); THENCE along the Southerly line of said lot North seventy-five (75) degrees thirty-two (32) minutes West, a distance of one hundred fifty-three and thirty-six hundredths (153.36) feet to a point in the Easterly line of Lot Number One Hundred Seventy-six (176); THENCE along the Easterly line of Lot Number One Hundred Seventy-six (176) South ten (10) degrees forty-six (46) minutes West, a distance of sixty-seven and sixty-seven hundredths (67.67) feet to a point on the Northerly side of Briar Cliff Road; THENCE along the northerly side of Briar Cliff Road, South seventy-one (71) degrees twenty-nine (29) minutes East, a distance of eighty-four and seventy-one hundredths (84.71) feet to a point; THENCE along Briar Cliff Road on a curve to the left with a radius of sixty (60) feet; ninety-nine and seventy-five hundredths (99.75) feet to a point on the Westerly side of Briar Cliff Road; THENCE along the Westerly side of said road; North thirteen (13) degrees sixteen (16) minutes East, a distance of fourteen and three-tenths (14.3) feet to the Southeast corner of Lot Number One Hundred Seventy-four (174), the place of BEGINNING.

BEING Lot Number One Hundred Seventy-five (175) according to Plan of Section "C" PARK PLACE VILLAGE, Borough of Berwick, PA. Scale 1 in. equal 60 ft., Feb. 1950, R.A. Dunn, as approved by Borough Council of Berwick, PA on March 6, A.D. 1950.

SUBJECT to the exceptions, reservations and restrictions in prior Deeds in the chain of title.

HAVING THEREON ERECTED A dwelling house known as 141 Briarcliff Road, Berwick, Pennsylvania.

BEING THE SAME PREMISES WHICH Jeffrey D. Stout and Kimberlee D. Stout by Deed dated 9/30/97 and recorded 9/30/97 in Columbia County Deed Book Volume 667, page 1067, granted and conveyed unto Peter J. Irvanina.

Parcel # 04D-03-056

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
Frank Federman
1617 John F. Kennedy Blvd.
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY JULY 28, 2004 AT 9:30 AM

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Plaintiff's Attorney
Frank Federman
1617 John F. Kennedy Blvd.
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY JULY 28, 2004 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 78 OF 2004 ED AND CIVIL WRIT NO. 207 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a point on the Westerly side of Briar Cliff Road at the Southeast corner of Lot Number One Hundred Seventy-four (174); THENCE along the Southerly line of said lot North seventy-five (75) degrees thirty-two (32) minutes West, a distance of one hundred fifty-three and thirty-six hundredths (153.36) feet to a point in the Easterly line of Lot Number One Hundred Seventy-six (176); THENCE along the Easterly line of Lot Number One Hundred Seventy-six (176) South ten (10) degrees forty-six (46) minutes West, a distance of sixty-seven and sixty-seven hundredths (67.67) feet to a point on the Northerly side of Briar Cliff Road; THENCE along the northerly side of Briar Cliff Road, South seventy-one (71) degrees twenty-nine (29) minutes East, a distance of eighty-four and seventy-one hundredths (84.71) feet to a point; THENCE along Briar Cliff Road on a curve to the left with a radius of sixty (60) feet; ninety-nine and seventy-five hundredths (99.75) feet to a point on the Westerly side of Briar Cliff Road; THENCE along the Westerly side of said road; North thirteen (13) degrees sixteen (16) minutes East, a distance of fourteen and three-tenths (14.3) feet to the Southeast corner of Lot Number One Hundred Seventy-four (174), the place of BEGINNING.

BEING Lot Number One Hundred Seventy-five (175) according to Plan of Section "C" PARK PLACE VILLAGE, Borough of Berwick, PA. Scale 1 in. equal 60 ft., Feb. 1950, R.A. Dunn, as approved by Borough Council of Berwick, PA on March 6, A.D. 1950.

SUBJECT to the exceptions, reservations and restrictions in prior Deeds in the chain of title.

HAVING THEREON ERECTED A dwelling house known as 141 Briarcliff Road, Berwick, Pennsylvania.

BEING THE SAME PREMISES WHICH Jeffrey D. Stout and Kimberlee D. Stout by Deed dated 9/30/97 and recorded 9/30/97 in Columbia County Deed Book Volume 667, page 1067, granted and conveyed unto Peter J. Irvanina, Parcel # 04D-03-056

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
Frank Federman
1617 John F. Kennedy Blvd.
Philadelphia, PA 19103

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

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

PLAINTIFF

VS.

PETER J. IVANINA,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2004-CV-207

2004-ED-78
IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **141 BRIARCLIFF ROAD BERWICK, PENNSYLVANIA 18603** as follows:

Unpaid Principal Balance	\$58,020.18
Interest	\$4,108.96
Per diem of \$8.06 to 7/1/04	
Late Charges (\$13.81 per month to 7/04)	\$262.39
Escrow Deficit	\$876.70
Property Preservation	\$1,037.50
5% Attorney's Commission	2,901.01
TOTAL WRIT	\$67,206.74

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

Dated: April 22, 2004

Lami B. Kline
PROTHONOTARY

(SEAL)

By _____
DEPUTY

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

PLAINTIFF

VS.

PETER J. IVANINA,

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IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2004-CV-207

2004-ED-78

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

Dated April 22, 2004

Lami B. Kline
PROTHONOTARY

(SEAL)

By _____
DEPUTY

TO THE SHERIFF OF COLUMBIA COUNTY:

ORDER FOR SERVICE

DATE: April 20, 2004

FROM:

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

CASE CAPTION:

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

VS.

PETER J. IVANINA

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2004-CV-207

SERVICE TO BE MADE ON DEFENDANT: PETER J. IVANINA

ADDRESS FOR "PERSONAL SERVICE": 510 SECOND STREET NESCOPECK, PA 18635

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

SHERIFF:

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

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

Thank you.

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

Inquiries relating to service should be directed to Mindy Horley.

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

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

PLAINTIFF

VS.

PETER J. IVANINA,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2004-CV-207

2004-ED-78

IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **141 BRIARCLIFF ROAD BERWICK, PENNSYLVANIA 18603:**

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

PETER J. IVANINA
510 SECOND STREET
NESCOPECK, PA 18635

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

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

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

PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

Housing Authority of the County of Columbia
700 Saw Mill Road
Bloomsburg, PA 17815

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

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

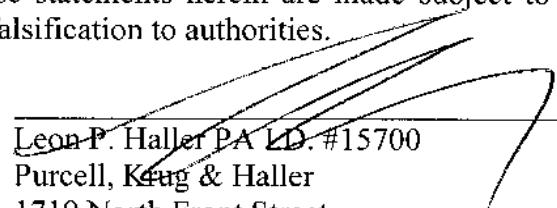
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

Tenant/Occupant
141 Briarcliff Road
Berwick, PA 18603

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

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

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



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

DATE: April 20, 2004

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

PLAINTIFF

VS.

PETER J. IVANINA,

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IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2004-CV-207

2004-ED-78
IN MORTGAGE FORECLOSURE

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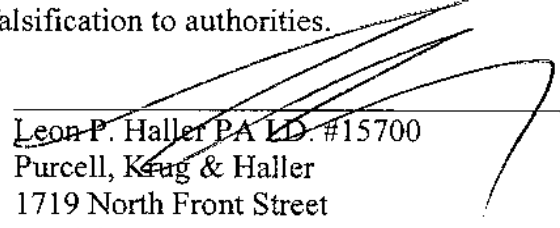
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Harrisburg, PA 17102
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SUBJECT to the exceptions, reservations and restrictions in prior Deeds in the chain of title.

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Parcel # 04D-03-056

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

PLAINTIFF

VS.

PETER J. IVANINA,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2004-CV-207

2004-ED-78

IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

Personally appeared before me, a Notary Public in and for said Commonwealth and County,
LEON P. HALLER, ESQUIRE who being duly sworn according to law deposes and states that the
Defendant (s) above named are not in the Military or Naval Service nor are they engaged in any way
which would bring them within the Soldiers and Sailors Relief Act of 1940, as amended.

Sworn to and subscribed :

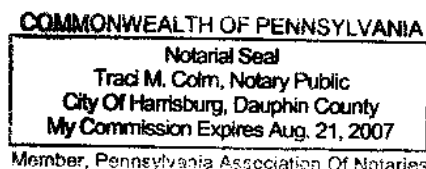
before me this 21st day :

of April 2004 :

Traci M. Colm

Notary Public

[Signature]
LEON P. HALLER, ESQUIRE



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

PLAINTIFF

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NO. 2004-CV-207

2004-ED-78
IN MORTGAGE FORECLOSURE

COPY

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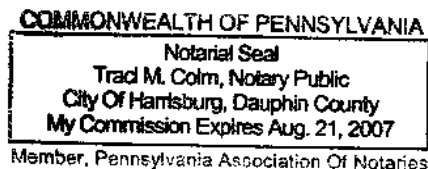
Sworn to and subscribed :

before me this 21st day :

of April 20 04 :

Traci M. Colm
Notary Public

LEON P. HALLER, ESQUIRE



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

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IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2004-CV-207

2004-ED-78

IN MORTGAGE FORECLOSURE

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

TAKE NOTICE:

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

DATE:

TIME:

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

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

THE LOCATION of your property to be sold is:

**141 BRIARCLIFF ROAD
BERWICK, PENNSYLVANIA 18603**

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

No. 2004-CV-207

JUDGMENT AMOUNT \$65,056.40

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

PETER J. IVANINA

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

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

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

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

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

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

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

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

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

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Parcel # 04D-03-056

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

PLAINTIFF

Vs.

PETER J. IVANINA,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2004-CV-207

2004-ED-78
IN MORTGAGE FORECLOSURE

CERTIFICATE OF SERVICE
PURSUANT TO PA. R.C.P. 237.1

I hereby certify that on April 6, 2004 I served the Ten Day Notice required by Pa. R.C.P. on the Defendant(s) in this matter by regular first class mail, postage prepaid, as indicated on the attached Notice.

By 

Leon P. Haller PA I.D. # 15700

Attorney for Plaintiff

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17102

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

Plaintiff

VS.

PETER J. IVANINA

Defendant

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2004-CV-207

CIVIL ACTION LAW
IN MORTGAGE FORECLOSURE

DATE OF THIS NOTICE: **April 6, 2004**

TO:

PETER J. IVANINA
510 SECOND STREET
NESCOPECK, PA 18635

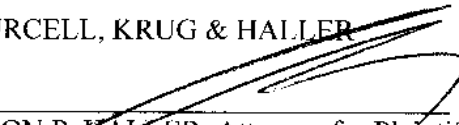
**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO
COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED
FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.**

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

COLUMBIA COUNTY LAWYER REFERRAL SERVICE
SUSQUEHANNA LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
570-784-8760

PURCELL, KRUG & HALLER

By 
LEON P. HALLER, Attorney for Plaintiff
P.D. # 15700
1719 N. Front St., Harrisburg, PA 17102
(717) 234-4178

TO THE SHERIFF OF COLUMBIA COUNTY:

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

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

VS.

Defendant(s): **PETER J. IVANINA**

Filed to No. **2004-CV-207**

INSTRUCTIONS

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

141 BRIARCLIFF ROAD BERWICK, PENNSYLVANIA 18603

(A more complete legal description accompanies these documents.)

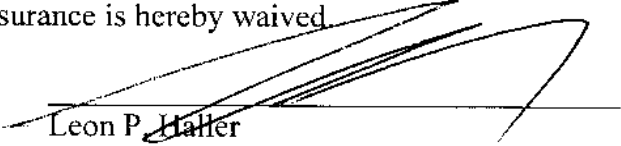
The parties to be served **PERSONALLY** and their addresses are as follows:

PETER J. IVANINA: 510 SECOND STREET NESCOPECK, PA 18635

WAIVER OF WATCHMAN AND INSURANCE

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

NOW, April 20, 2004 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived


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

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