

SHERIFF'S SALE COST SHEET

Habitat for Humanity VS. Nichols & Webb Petroff
 NO. 79-04 ED NO. 804-02 JD DATE/TIME OF SALE 10-13-04 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</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>6.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>414.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>666.56</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>891.56</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>371.08</u>
SCHOOL DIST. 20	\$
DELINQUENT 2003	\$ <u>725.69</u>
TOTAL ***** \$ <u>1096.77</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>126.00</u>
WATER 20	\$
TOTAL ***** \$ <u>126.00</u>	

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

TOTAL COSTS (OPENING BID) \$ 2909.83

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Habitat for Humanity VS Nicholas & Debra Petroff

NO. 79-04 ED NO. 804-02 JD

DATE/TIME OF SALE: 10-13-04 0930

BID PRICE (INCLUDES COST) \$ 2909.83

POUNDAGE - 2% OF BID \$ 58.20

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2968.03

PURCHASER(S): _____

ADDRESS: Box 273 Bloom

NAMES(S) ON DEED: Habitat, etc.

PURCHASER(S) SIGNATURE(S): John Waldman

TOTAL DUE: \$ 2968.03

LESS DEPOSIT: \$ 1500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1468.03

HABITAT FOR HUMANITY

BOX 273

BLOOMSBURG, PA 17815

161

60-574
313

295590457

DATE 10-13-04

PAY TO THE
ORDER OF

COLUMBIA CO SHERIFF

\$146803

One Hundred four hundred eighty-eight and 00/100 DOLLARS

FNB Bank, NA

Bloomsburg, Pennsylvania 17815

MEMO

RECEIVED

0313057451 299590457 0161

John Williams

Derr, Pursel, Luschas & Norton, LLP
Noah G. Naparsteck, Esquire
120 W. Main Street
Bloomsburg, PA 17815
570-784-4654
Attorney for Plaintiff

79

HABITAT FOR HUMANITY IN COLUMBIA AND MONTOUR COUNTIES, INC., Plaintiff	IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT COLUMBIA COUNTY, PENNSYLVANIA CIVIL - LAW
vs.	
NICHOLAS PETROFF, JR. and DEBRA PETROFF, his wife, Defendant	DOCKET NO. 2002-CV-804

FILED
NOTHONOTARY
2004 AUG 18 P 2:54
CLERK OF COURTS OF
COUNTY OF COLUMBIA, PA

AFFIDAVIT PURSUANT TO RULE 3129.1

HABITAT FOR HUMANITY IN COLUMBIA AND MONTOUR COUNTIES, INC., Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 1542 2nd Street, Berwick, PA 18603 as more fully described in a Deed recorded in the Columbia County Recorder's Office, Book 715 Page 730, the description of the land is attached hereto as Exhibit A:

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

<u>Name</u>	<u>Address</u>
Nicholas Petroff, Jr.	1542 2 nd Ave., Berwick, PA 18603
Debra Petroff	1542 2 nd Ave., Berwick, PA 18603

2. Name and address of Defendants in the judgment:

Nicholas Petroff, Jr.	1542 2 nd Ave., Berwick, PA 18603
Debra Petroff	1542 2 nd Ave., Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
Habitat for Humanity in Columbia and Montour Counties, Inc.	P. O. Box 273 Bloomsburg, PA 17815

First Union Home Equity
Bank, N.A.

CONS-140361
Charlotte, NC 28228

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

Habitat for Humanity in
Columbia and Montour
Counties, Inc.

P. O. Box 273
Bloomsburg, PA 17815

First Union Home Equity
Bank, N.A.

CONS-140361
Charlotte, NC 28228

Alegis Group
Attn: Frank Smith

P.O. Box 10826
Greenville, SC 29603

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

M&T Bank
Attn: Legal Research

One Fountain Plaza - 4th Floor
Buffalo, NY 14203

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:

M&T Bank
Attn: Legal Research

One Fountain Plaza - 4th Floor
Buffalo, NY 14203

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.

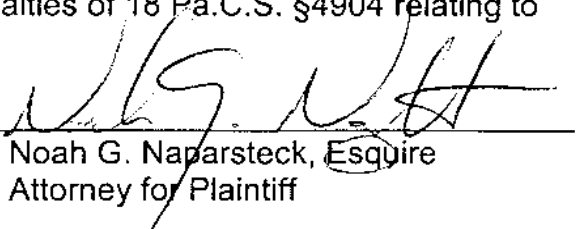
Name
Columbia County Tax
Claim Bureau

Address
Columbia County Courthouse
Bloomsburg, PA 17815

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. §4904 relating to
unsworn falsification to authorities.

Date:

8/18/04


Noah G. Naparsteck, Esquire
Attorney for Plaintiff

SHERIFF'S DESCRIPTION

ALL that piece, parcel and tract of land situate in the Berwick Borough, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the westerly side of LaSalle Street at the south-east corner of Lot No. 10 of Section 2 of the Land Improvement Company's Addition to West Berwick, now Berwick; thence along said Lot No. 10 in a westerly direction 140 feet to a 15 foot alley; thence along the easterly side of said alley in a southerly direction 20 feet, more or less, to the centerline, extended, of double house No. 367-369 LaSalle Street, being line of land now or late of Lucy Fazio; thence along said centerline, extended, and line of land now or late of Lucy Fazio, in an easterly direction 140 feet to the westerly line of LaSalle Street; thence along the westerly line of LaSalle Street in a northerly direction 20 feet more or less, to the southeast corner of Lot No. 10 aforesaid, the place of beginning. This description is intended to cover and this deed to convey the northerly half of a double house, to-wit, 369 LaSalle Street and the northerly portion of Lot No. 9, Section 2 of the Land Improvement Company's Addition to the Borough of West Berwick, now Berwick.

BEING THE SAME PREMISES which Nicholas Di Mauro and Patricia Di Mauro, husband and wife, by their Deed dated April 8, 1998, recorded in Columbia County Record Book 684, Page 0259, granted and conveyed to Habitat for Humanity in Columbia County and Montour Counties, Grantor herein.

Exhibit

"A"

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.

HABITAT FOR HUMANITY IN COLUMBIA
AND MONTGOMERY COUNTIES, INC.

VS.

NICHOLAS & DEBRA PETROFF

WRIT OF EXECUTION #79 OF 2004 ED

POSTING OF PROPERTY

June 23, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF NICHOLAS & DEBRA PETROFF AT 369 LASALLE ST. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY T. CHAMBERLAIN.

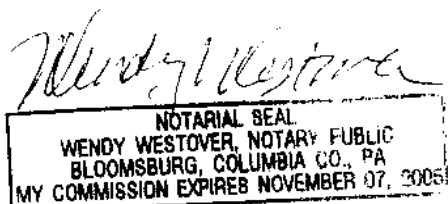
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF JUNE 2004





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

HABITAT FOR HUMANITY IN COLUMBIA
AND MONTGOMERY COUNTIES, INC.

VS

Docket # 79ED2004

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

NICHOLAS PETROFF, JR.
DEBRA PETROFF

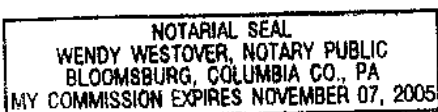
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, MAY 14, 2004, AT 10:50 AM, SERVED THE WITHIN WRIT OF EXECUTION
- MORTGAGE FORECLOSURE UPON DEBRA PETROFF AT 1542 2ND AVE., BERWICK
BY HANDING TO DEBRA PETROFF, A TRUE AND ATTESTED COPY OF THE ORIGINAL
WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, MAY 17, 2004


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0237

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

HABITAT FOR HUMANITY IN COLUMBIA
AND MONTGOMERY COUNTIES, INC.

VS

Docket # 79ED2004

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

NICHOLAS PETROFF, JR.
DEBRA PETROFF

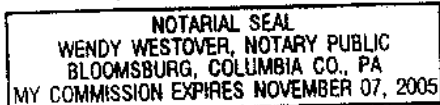
AFFIDAVIT OF SERVICE


NOW, THIS FRIDAY, MAY 14, 2004, AT 10:50 AM, SERVED THE WITHIN WRIT OF EXECUTION
- MORTGAGE FORECLOSURE UPON NICHOLAS PETROFF, JR. AT 1542 2ND AVE.,
BERWICK BY HANDING TO DEBRA PETROFF, WIFE, A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, MAY 17, 2004


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

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.

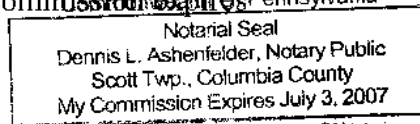


Sworn and subscribed to before me this 21st day of June, 2004.



(Notary Public)

My commission expires July 3, 2007 Pennsylvania



And now, 2004, 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.

SHERIFF'S SALE

WEDNESDAY JULY 28, 2004 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 79 OF 2004 ED AND CIVIL WRIT NO. 804 OF 2002 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 piece, parcel and tract of land situate in the Berwick Borough, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the westerly side of LaSalle Street at the southeast corner of lot No. 10 of Section 2 of the land Improvement Company's Addition to West Berwick, now Berwick; thence along said lot No. 10 in a westerly direction 140 feet to a 15 foot alley; thence along the easterly side of said alley in a southerly direction 20 feet, more or less, to the centerline, extended, of double house No. 367-369 LaSalle Street, being line of land now or late of Lucy Fazio; thence along said centerline, extended, and line of land now or late of Lucy Fazio, in an easterly direction 140 feet to the westerly line of LaSalle Street; thence along the westerly line of LaSalle Street in a northerly direction 20 feet more or less, to the southeast corner of lot No. 10 aforesaid, the place of beginning. This description is intended to cover and this deed to convey the northerly half of a double house, to-wit, 369 LaSalle Street and the northerly portion of lot No. 9, Section 2 of the land Improvement Company's Addition to the Borough of West Berwick, now Berwick.

BEING THE SAME PREMISES which Nicholas Di Mauro and Patricia Di Mauro, husband and wife, by their Deed dated April 8, 1998, recorded in Columbia County Record Book 684, Page 0259, granted and conveyed to Habitat for Humanity in Columbia County and Montour Counties, Grantor herein.

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
Noah Napersteck
120 West Main Street
Bloomsburg, PA 17815

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

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Plaintiff's Attorney
Noah Napersteck
120 West Main Street
Bloomsburg, PA 17815

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
Noah Napersteck
120 West Main Street
Bloomsburg, PA 17815

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/28/2004

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 79ED2004

PLAINTIFF HABITAT FOR HUMANITY IN COLUMBIA AND
MONTGOMERY COUNTIES, INC.

DEFENDANT NICHOLAS PETROFF, JR.
DEBRA PETROFF

PERSON/CORP TO SERVED	PAPERS TO SERVED
NICHOLAS PETROFF, JR.	WRIT OF EXECUTION - MORTGAGE
1542 2ND AVE.	FORECLOSURE
BERWICK	

SERVED UPON DEBRA PETROFF

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 05/14/04 TIME 1050 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

P. Chamberlain

DATE

05/14/04

759-7005

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/28/2004

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 79ED2004

PLAINTIFF HABITAT FOR HUMANITY IN COLUMBIA AND
MONTGOMERY COUNTIES, INC.

DEFENDANT NICHOLAS PETROFF, JR.
DEBRA PETROFF

PERSON/CORP TO SERVED
DEBRA PETROFF
1542 2ND AVE.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DEBRA PETROFF

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05/14/04 TIME 1050 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>05/13/04</u>	<u>1545</u>	<u>DIANGLER</u>	<u>4/c</u>

DEPUTY Russell DATE 05/14/04



May 14, 2004

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

**HABITAT FOR HUMANITY IN COLUMBIA AND MONTGOMERY
COUNTIES, INC.**

VS

**NICHOLAS PETROFF, JR.
DEBRA PETROFF**

DOCKET # 79ED2004

JD # 804JD2002

Dear Timothy:

The outstanding balance on sewer account #131243 for the property located at 369 Lasalle Street, Berwick, Pa. through September 2004 is \$126.00.

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

Sincerely,

Kelly Greer
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/28/2004

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 79ED2004

PLAINTIFF HABITAT FOR HUMANITY IN COLUMBIA AND
MONTGOMERY COUNTIES, INC.

DEFENDANT NICHOLAS PETROFF, JR.
DEBRA PETROFF

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGER- TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
1615 LINCOLN AVE.	FORECLOSURE
BERWICK	

SERVED UPON CONNIE GINGER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05/13/04 TIME 1525 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 PLA DRL DATE 05/13/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/28/2004

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 79ED2004

PLAINTIFF HABITAT FOR HUMANITY IN COLUMBIA AND
MONTGOMERY COUNTIES, INC.

DEFENDANT NICHOLAS PETROFF, JR.
DEBRA PETROFF

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

SERVED UPON KELLY GREER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 05/13/04 TIME 15:00 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

Paul R. H.

DATE

05/13/04

Tax Notice 2004 County & Municipality
BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gigher
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. 5342
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	23,720	5.646	131.24	133.92	147.31
SINKING		.845	19.64	20.04	22.04
LIGHT		.75	17.43	17.79	18.68
FIRE		1.25	29.06	29.65	31.13
BORO RE		6.1	141.80	144.69	151.92
The discount & penalty have been calculated for your convenience			339.17	346.09	371.08
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

PETROFF DEBRA J & NICHOLAS JR
1542 SECOND AVENUE
BERWICK PA 18603

	CNTY	TWP
Discount	2 %	2 %
Penalty	10 %	5 %
PARCEL: 04D-06 -027-00,000		
LOT 716 2ND AVE		
.1653 Acres	Land	2,880
	Buildings	20,840
Total Assessment		23,720

This tax returned to
courthouse on:
January 1, 2005

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

79

COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE

Date May 13, 2004

OWNER OR REPUTED OWNER
Debra J. & Nicholas Petroff, Jr.

DESCRIPTION OF PROPERTY
Second Avenue
.17 acre

PARCEL NUMBER 04D,06-027-00,000 IN Berwick Borough Township
Borough
City

YEAR	TOTAL
2003	907.28
Lien	5.00
TOTAL	\$912.28

The above figures represent the amount(s) due during the month of
August 2004

This is to certify that, according to our records, there are tax liens on
the above mentioned property as of December 31, 2003

Excluding: Interim Tax Billings

Requested by: Timothy T. Chamberlain, Sheriff

FEE - \$5.00
Per Parcel

bb

COLUMBIA COUNTY TAX CLAIM BUREAU

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/28/2004

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 79ED2004

PLAINTIFF

HABITAT FOR HUMANITY IN COLUMBIA AND
MONTGOMERY COUNTIES, INC.

DEFENDANT

NICHOLAS PETROFF, JR.
DEBRA PETROFF

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

SERVED UPON

Isabel L. Petroff Cust Hrs

RELATIONSHIP

IDENTIFICATION

DATE 05/13/04 TIME 0925 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 D. L.

DATE

05/13/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/28/2004

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 79ED2004

PLAINTIFF

HABITAT FOR HUMANITY IN COLUMBIA AND
MONTGOMERY COUNTIES, INC.

DEFENDANT

NICHOLAS PETROFF, JR.
DEBRA PETROFF

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

SERVED UPON RES APPELMAN

RELATIONSHIP CLerk IDENTIFICATION _____

DATE 05/13/04 TIME 0940 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Paul Dale DATE 05/13/04

REAL ESTATE OUTLINE

ED # 79-04

DATE RECEIVED 4-28-04
DOCKET AND INDEX 4-30-04
SET FILE FOLDER UP 4-30-04

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 1500.00 ✓ CK# 111

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

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

369 LaSalle St.

Derr, Pursel, Luschas & Norton, LLP
Noah G. Naparsteck, Esquire
120 W. Main Street
Bloomsburg, PA 17815
570-784-4654
Attorney for Plaintiff

HABITAT FOR HUMANITY IN
COLUMBIA AND MONTGOMERY
COUNTIES, INC.,
Plaintiff

vs.

NICHOLAS PETROFF, JR. and DEBRA
PETROFF, his wife,
Defendant

IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY, PENNSYLVANIA
CIVIL - LAW

Writ 2004 ED 79

DOCKET NO. 2002-CV-804

WRIT OF EXECUTION

To the Sheriff of Columbia County:

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

PLEASE SEE SHERIFF'S SALE DESCRIPTION ATTACHED AS EXHIBIT "A"

Principal balance a/o 7/1/02	\$27,206.20
Accrued late charges a/o 8/18/03	217.66
Escrow advances made by Plaintiff a/o 4/12/04	1,324.89
Estimated Attorney's Fees	2,500.00
Total amount due	\$31,248.75 ¹

Date: *April 28, 2004*

Seal of Court:

Lami B. Kline
PROTHONOTARY

CLERK

¹Plus accrued interest, late charges, reasonable attorney's fees, continuing escrow advances, costs and monies expended by the Plaintiff in payment of any and all taxes, sewer/water rentals, claims or charges for insurance or repairs and any and all advances hereafter made by the Plaintiff pursuant to the rights and privileges granted under the terms of the mortgage in full disclosure.

SHERIFF'S DESCRIPTION

ALL that piece, parcel and tract of land situate in the Berwick Borough, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the westerly side of LaSalle Street at the south-east corner of Lot No. 10 of Section 2 of the Land Improvement Company's Addition to West Berwick, now Berwick; thence along said Lot No. 10 in a westerly direction 140 feet to a 15 foot alley; thence along the easterly side of said alley in a southerly direction 20 feet, more or less, to the centerline, extended, of double house No. 367-369 LaSalle Street, being line of land now or late of Lucy Fazio; thence along said centerline, extended, and line of land now or late of Lucy Fazio, in an easterly direction 140 feet to the westerly line of LaSalle Street; thence along the westerly line of LaSalle Street in a northerly direction 20 feet more or less, to the southeast corner of Lot No. 10 aforesaid, the place of beginning. This description is intended to cover and this deed to convey the northerly half of a double house, to-wit, 369 LaSalle Street and the northerly portion of Lot No. 9, Section 2 of the Land Improvement Company's Addition to the Borough of West Berwick, now Berwick.

BEING THE SAME PREMISES which Nicholas Di Mauro and Patricia Di Mauro, husband and wife, by their Deed dated April 8, 1998, recorded in Columbia County Record Book 684, Page 0259, granted and conveyed to Habitat for Humanity in Columbia County and Montour Counties, Grantor herein.

Exhibit "A"

1. Article Addressed to:
2. Article Number
3. Service Type
4. Restricted Delivery? (Extra Fee)

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

1. Article Addressed to:
2. Article Number
3. Service Type
4. Restricted Delivery? (Extra Fee)

7003 0500 0001 9055 7651
Domestic Return Receipt
PS Form 3811, August 2001

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
7003 0500 0001 9055 7644
PS Form 3811, August 2001
Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY
A. Signature
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1?
E. Service Type
F. Restricted Delivery? (Extra Fee)

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
7003 0500 0001 9055 7668
PS Form 3811, August 2001
Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY
A. Signature
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1?
E. Service Type
F. Restricted Delivery? (Extra Fee)

Derr, Pursel, Luschas & Norton, LLP
 Noah G. Naparsteck, Esquire
 120 W. Main Street
 Bloomsburg, PA 17815
 570-784-4654
 Attorney for Plaintiff

**HABITAT FOR HUMANITY IN
 COLUMBIA AND MONTOUR
 COUNTIES, INC.,
 Plaintiff**

vs.

**NICHOLAS PETROFF, JR. and DEBRA
 PETROFF, his wife,
 Defendant**

**IN THE COURT OF COMMON PLEAS
 OF THE 26TH JUDICIAL DISTRICT
 COLUMBIA COUNTY, PENNSYLVANIA
 CIVIL - LAW**

DOCKET NO. 2002-CV-804

AFFIDAVIT PURSUANT TO RULE 3129.1

HABITAT FOR HUMANITY IN COLUMBIA AND MONTOUR COUNTIES, INC., Plaintiff in the above action, sets forth as of the date the Praeipce for Writ of Execution was filed the following information concerning the real property located at 1542 2nd Street, Berwick, PA 18603 as more fully described in a Deed recorded in the Columbia County Recoorder's Office, Book 715 Page 730, the description of the land is attached hereto as Exhibit A:

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

<u>Name</u>	<u>Address</u>
Nicholas Petroff, Jr.	1542 2 nd Street, Berwick, PA 18603
Debra Petroff	1542 2 nd Street, Berwick, PA 18603

2. Name and address of Defendants in the judgment:

Nicholas Petroff, Jr.	1542 2 nd Street, Berwick, PA 18603
Debra Petroff	1542 2 nd Street, Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
Habitat for Humanity in Columbia and Montour Counties, Inc.	P. O. Box 273 Bloomsburg, PA 17815

First Union Home Equity
Bank, N.A.

CONS-140361
Charlotte, NC 28228

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

Habitat for Humanity in
Columbia and Montour
Counties, Inc.

P. O. Box 273
Bloomsburg, PA 17815

First Union Home Equity
Bank, N.A.

CONS-140361
Charlotte, NC 28228

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

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

None known.

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.

Name

Columbia County Tax
Claim Bureau

Address

Columbia County Courthouse

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. §4904 relating to
unsworn falsification to authorities.

Date: 2/17/04


Noah G. Naparstek, Esquire
Attorney for Plaintiff

Derr, Pursel, Luschas & Norton, LLP
Noah G. Naparsteck, Esquire
120 W. Main Street
Bloomsburg, PA 17815
570-784-4654
Attorney for Plaintiff

HABITAT FOR HUMANITY IN
COLUMBIA AND MONTGOMERY
COUNTIES, INC.,
Plaintiff

vs.

NICHOLAS PETROFF, JR. and DEBRA
PETROFF, his wife,
Defendant

IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY, PENNSYLVANIA
CIVIL - LAW

Writ 2004 ED 79

DOCKET NO. 2002-CV-804

WRIT OF EXECUTION

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

PLEASE SEE SHERIFF'S SALE DESCRIPTION ATTACHED AS EXHIBIT "A"

Principal balance a/o 7/1/02	\$27,206.20
Accrued late charges a/o 8/18/03	217.66
Escrow advances made by Plaintiff a/o 4/12/04	1,324.89
Estimated Attorney's Fees	<u>2,500.00</u>
Total amount due	\$31,248.75 ¹

Date: *April 28, 2004*

Seal of Court:

Lami B. Kline
PROTHONOTARY

CLERK

¹Plus accrued interest, late charges, reasonable attorney's fees, continuing escrow advances, costs and monies expended by the Plaintiff in payment of any and all taxes, sewer/water rentals, claims or charges for insurance or repairs and any and all advances hereafter made by the Plaintiff pursuant to the rights and privileges granted under the terms of the mortgage in full disclosure.

SHERIFF'S DESCRIPTION

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BEGINNING on the westerly side of LaSalle Street at the south-east corner of Lot No. 10 of Section 2 of the Land Improvement Company's Addition to West Berwick, now Berwick; thence along said Lot No. 10 in a westerly direction 140 feet to a 15 foot alley; thence along the easterly side of said alley in a southerly direction 20 feet, more or less, to the centerline, extended, of double house No. 367-369 LaSalle Street, being line of land now or late of Lucy Fazio; thence along said centerline, extended, and line of land now or late of Lucy Fazio, in an easterly direction 140 feet to the westerly line of LaSalle Street; thence along the westerly line of LaSalle Street in a northerly direction 20 feet more or less, to the southeast corner of Lot No. 10 aforesaid, the place of beginning. This description is intended to cover and this deed to convey the northerly half of a double house, to-wit, 369 LaSalle Street and the northerly portion of Lot No. 9, Section 2 of the Land Improvement Company's Addition to the Borough of West Berwick, now Berwick.

BEING THE SAME PREMISES which Nicholas Di Mauro and Patricia Di Mauro, husband and wife, by their Deed dated April 8, 1998, recorded in Columbia County Record Book 684, Page 0259, granted and conveyed to Habitat for Humanity in Columbia County and Montour Counties, Grantor herein.

Exhibit "A"

Derr, Pursel, Luschas & Norton, LLP
Noah G. Naparsteck, Esquire
120 W. Main Street
Bloomsburg, PA 17815
570-784-4654
Attorney for Plaintiff

HABITAT FOR HUMANITY IN
COLUMBIA AND MONTGOMERY
COUNTIES, INC.,
Plaintiff

vs.

NICHOLAS PETROFF, JR. and DEBRA
PETROFF, his wife,
Defendant

IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
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Exhibit "A"

Derr, Pursel, Luschas & Norton, LLP
Noah G. Naparsteck, Esquire
120 W. Main Street
Bloomsburg, PA 17815
570-784-4654
Attorney for Plaintiff

HABITAT FOR HUMANITY IN
COLUMBIA AND MONTGOMERY
COUNTIES, INC.,
Plaintiff

vs.

NICHOLAS PETROFF, JR. and DEBRA
PETROFF, his wife,
Defendant

IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
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Exhibit
"A"

Derr, Pursel, Luschas & Norton, LLP
Noah G. Naparsteck, Esquire
120 W. Main Street
Bloomsburg, PA 17815
570-784-4654
Attorney for Plaintiff

HABITAT FOR HUMANITY IN
COLUMBIA AND MONTGOMERY
COUNTIES, INC.,
Plaintiff

vs.

NICHOLAS PETROFF, JR. and DEBRA
PETROFF, his wife,
Defendant

IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
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Exhibit "A"

Derr, Pursel, Luschas & Norton, LLP
Noah G. Naparsteck, Esquire
120 W. Main Street
Bloomsburg, PA 17815
570-784-4654
Attorney for Plaintiff

HABITAT FOR HUMANITY IN
COLUMBIA AND MONTGOMERY
COUNTIES, INC.,
Plaintiff

vs.

NICHOLAS PETROFF, JR. and DEBRA
PETROFF, his wife,
Defendant

IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY, PENNSYLVANIA
CIVIL - LAW

What 2004 ED 79

DOCKET NO. 2002-CV-804

WRIT OF EXECUTION

To the Sheriff of Columbia County:

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

PLEASE SEE SHERIFF'S SALE DESCRIPTION ATTACHED AS EXHIBIT "A"

Principal balance a/o 7/1/02	\$27,206.20
Accrued late charges a/o 8/18/03	217.66
Escrow advances made by Plaintiff a/o 4/12/04	1,324.89
Estimated Attorney's Fees	<u>2,500.00</u>
Total amount due	\$31,248.75 ¹

Date: *April 28, 2004*

Seal of Court:

Lami B. Kline
PROTHONOTARY

CLERK

¹Plus accrued interest, late charges, reasonable attorney's fees, continuing escrow advances, costs and monies expended by the Plaintiff in payment of any and all taxes, sewer/water rentals, claims or charges for insurance or repairs and any and all advances hereafter made by the Plaintiff pursuant to the rights and privileges granted under the terms of the mortgage in full disclosure.

SHERIFF'S DESCRIPTION

ALL that piece, parcel and tract of land situate in the Berwick Borough, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the westerly side of LaSalle Street at the south-east corner of Lot No. 10 of Section 2 of the Land Improvement Company's Addition to West Berwick, now Berwick; thence along said Lot No. 10 in a westerly direction 140 feet to a 15 foot alley; thence along the easterly side of said alley in a southerly direction 20 feet, more or less, to the centerline, extended, of double house No. 367-369 LaSalle Street, being line of land now or late of Lucy Fazio; thence along said centerline, extended, and line of land now or late of Lucy Fazio, in an easterly direction 140 feet to the westerly line of LaSalle Street; thence along the westerly line of LaSalle Street in a northerly direction 20 feet more or less, to the southeast corner of Lot No. 10 aforesaid, the place of beginning. This description is intended to cover and this deed to convey the northerly half of a double house, to-wit, 369 LaSalle Street and the northerly portion of Lot No. 9, Section 2 of the Land Improvement Company's Addition to the Borough of West Berwick, now Berwick.

BEING THE SAME PREMISES which Nicholas Di Mauro and Patricia Di Mauro, husband and wife, by their Deed dated April 8, 1998, recorded in Columbia County Record Book 684, Page 0259, granted and conveyed to Habitat for Humanity in Columbia County and Montour Counties, Grantor herein.

Exhibit "A"

Derr, Pursel, Luschas & Norton, LLP
Noah G. Naparsteck, Esquire
120 W. Main Street
Bloomsburg, PA 17815
570-784-4654
Attorney for Plaintiff

**HABITAT FOR HUMANITY IN
COLUMBIA AND MONTOUR
COUNTIES, INC.,
Plaintiff**

vs.

**NICHOLAS PETROFF, JR. and DEBRA
PETROFF, his wife,
Defendant**

**IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY, PENNSYLVANIA
CIVIL - LAW**

DOCKET NO. 2002-CV-804

AFFIDAVIT PURSUANT TO RULE 3129.1

HABITAT FOR HUMANITY IN COLUMBIA AND MONTOUR COUNTIES, INC., Plaintiff in the above action, sets forth as of the date the Praecept for Writ of Execution was filed the following information concerning the real property located at 1542 2nd Street, Berwick, PA 18603 as more fully described in a Deed recorded in the Columbia County Recorder's Office, Book 715 Page 730, the description of the land is attached hereto as Exhibit A:

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

<u>Name</u>	<u>Address</u>
Nicholas Petroff, Jr.	1542 2 nd Street, Berwick, PA 18603
Debra Petroff	1542 2 nd Street, Berwick, PA 18603

2. Name and address of Defendants in the judgment:

Nicholas Petroff, Jr.	1542 2 nd Street, Berwick, PA 18603
Debra Petroff	1542 2 nd Street, Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
Habitat for Humanity in Columbia and Montour Counties, Inc.	P. O. Box 273 Bloomsburg, PA 17815

First Union Home Equity
Bank, N.A.

CONS-140361
Charlotte, NC 28228

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

Habitat for Humanity in
Columbia and Montour
Counties, Inc.

P. O. Box 273
Bloomsburg, PA 17815

First Union Home Equity
Bank, N.A.

CONS-140361
Charlotte, NC 28228

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

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

None known.

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.

Name

Columbia County Tax
Claim Bureau

Address

Columbia County Courthouse

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. §4904 relating to
unsworn falsification to authorities.

Date: 2/19/04



Noah G. Naparstek, Esquire
Attorney for Plaintiff

Derr, Pursel, Luschas & Norton, LLP
Noah G. Naparsteck, Esquire
120 W. Main Street
Bloomsburg, PA 17815
570-784-4654
Attorney for Plaintiff

**HABITAT FOR HUMANITY IN
COLUMBIA AND MONTOUR
COUNTIES, INC.,
Plaintiff**

vs.

**NICHOLAS PETROFF, JR. and DEBRA
PETROFF, his wife,
Defendant**

**IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY, PENNSYLVANIA
CIVIL - LAW**

DOCKET NO. 2002-CV-804

AFFIDAVIT PURSUANT TO RULE 3129.1

HABITAT FOR HUMANITY IN COLUMBIA AND MONTOUR COUNTIES, INC., Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 1542 2nd Street, Berwick, PA 18603 as more fully described in a Deed recorded in the Columbia County Recorder's Office, Book 715 Page 730, the description of the land is attached hereto as Exhibit A:

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

Name

Address

Nicholas Petroff, Jr.
Debra Petroff

1542 2nd Street, Berwick, PA 18603
1542 2nd Street, Berwick, PA 18603

2. Name and address of Defendants in the judgment:

Nicholas Petroff, Jr.
Debra Petroff

1542 2nd Street, Berwick, PA 18603
1542 2nd Street, Berwick, PA 18603

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

Name

Address

Habitat for Humanity in
Columbia and Montour
Counties, Inc.

P. O. Box 273
Bloomsburg, PA 17815

First Union Home Equity
Bank, N.A.

CONS-140361
Charlotte, NC 28228

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

Habitat for Humanity in
Columbia and Montour
Counties, Inc.

P. O. Box 273
Bloomsburg, PA 17815

First Union Home Equity
Bank, N.A.

CONS-140361
Charlotte, NC 28228

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

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

None known.

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.

Name

Columbia County Tax
Claim Bureau

Address

Columbia County Courthouse

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. §4904 relating to
unsworn falsification to authorities.

Date:

2/19/04



Noah G. Naparstek, Esquire
Attorney for Plaintiff

Derr, Pursel, Luschas & Norton, LLP
Noah G. Naparsteck, Esquire
120 W. Main Street
Bloomsburg, PA 17815
570-784-4654
Attorney for Plaintiff

**HABITAT FOR HUMANITY IN
COLUMBIA AND MONTGOMERY
COUNTIES, INC.,
Plaintiff**

vs.

**NICHOLAS PETROFF, JR. and DEBRA
PETROFF, his wife,
Defendant**

**IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY, PENNSYLVANIA
CIVIL - LAW**

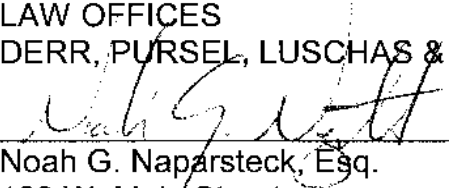
DOCKET NO. 2002-CV-804

AFFIDAVIT OF WHEREABOUTS

I, Noah G. Naparsteck, attorney for the Plaintiff, verify that the last known address of the Defendants, Nicholas Petroff, Jr. and Debra Petroff is:

1542 2nd St.
Berwick, PA 18603

LAW OFFICES
DERR, PURSEL, LUSCHAS & NORTON



Noah G. Naparsteck, Esq.
120 W. Main Street
Bloomsburg, PA 17815
570-784-4654
Attorney I. D. #82190

Sworn to and subscribed

before me this 20th day of

April, 2004



Notary Public



Derr, Pursel, Luschas & Norton, LLP
Noah G. Naparsteck, Esquire
120 W. Main Street
Bloomsburg, PA 17815
570-784-4654
Attorney for Plaintiff

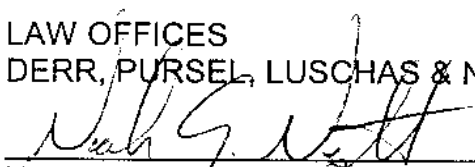
HABITAT FOR HUMANITY IN COLUMBIA AND MONTGOMERY COUNTIES, INC., Plaintiff	IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT COLUMBIA COUNTY, PENNSYLVANIA CIVIL - LAW
vs.	
NICHOLAS PETROFF, JR. and DEBRA PETROFF, his wife, Defendant	DOCKET NO. 2002-CV-804

AFFIDAVIT OF WHEREABOUTS

I, Noah G. Naparsteck, attorney for the Plaintiff, verify that the last known address of the Defendants, Nicholas Petroff, Jr. and Debra Petroff is:

1542 2nd St.
Berwick, PA 18603

LAW OFFICES
DERR, PURSEL, LUSCHAS & NORTON

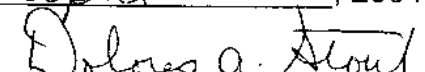


Noah G. Naparsteck, Esq.
120 W. Main Street
Bloomsburg, PA 17815
570-784-4654
Attorney I. D. #82190

Sworn to and subscribed

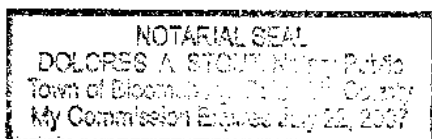
before me this 20th day of

April, 2004



Dolores A. Stout

Notary Public



Derr, Pursel, Luschas & Norton, LLP
Noah G. Naparsteck, Esquire
120 W. Main Street
Bloomsburg, PA 17815
570-784-4654
Attorney for Plaintiff

**HABITAT FOR HUMANITY IN
COLUMBIA AND MONTGOMERY
COUNTIES, INC.,**
Plaintiff

vs.

**NICHOLAS PETROFF, JR. and DEBRA
PETROFF, his wife,**
Defendant

**IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY, PENNSYLVANIA
CIVIL - LAW**

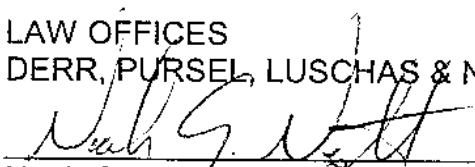
DOCKET NO. 2002-CV-804

AFFIDAVIT OF WHEREABOUTS

I, Noah G. Naparsteck, attorney for the Plaintiff, verify that the last known address of the Defendants, Nicholas Petroff, Jr. and Debra Petroff is:

1542 2nd St.
Berwick, PA 18603

LAW OFFICES
DERR, PURSEL, LUSCHAS & NORTON

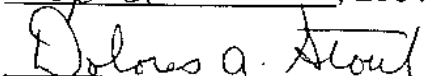


Noah G. Naparsteck, Esq.
120 W. Main Street
Bloomsburg, PA 17815
570-784-4654
Attorney I. D. #82190

Sworn to and subscribed

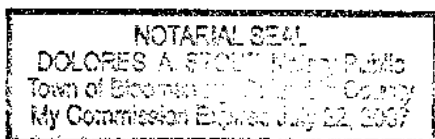
before me this 20th day of

April, 2004



Dolores A. Stout

Notary Public



Derr, Pursel, Luschas & Norton, LLP
Noah G. Naparsteck, Esquire
120 W. Main Street
Bloomsburg, PA 17815
570-784-4654
Attorney for Plaintiff

**HABITAT FOR HUMANITY IN
COLUMBIA AND MONTOUR
COUNTIES, INC.,**
Plaintiff

vs.

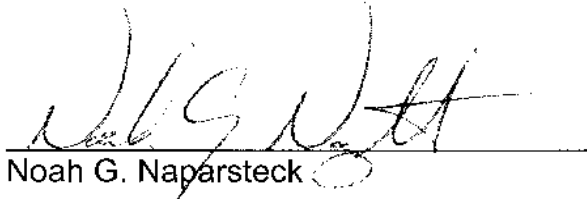
**NICHOLAS PETROFF, JR. and DEBRA
PETROFF, his wife,**
Defendant

**IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY, PENNSYLVANIA
CIVIL - LAW**

DOCKET NO. 2002-CV-804


AFFIDAVIT OF NON-MILITARY SERVICE

Before me, the undersigned authority, personally appeared
NOAH G. NAPARSTECK, who, being duly sworn according to law, deposes and says
that he is an attorney of record for the within Plaintiff, HABITAT FOR HUMANITY IN
COLUMBIA AND MONTOUR COUNTIES, and, that as such he, is duly authorized to
make this affidavit on its behalf; and that to the best of his knowledge, information, and
belief, the within defendants, Nicholas Petroff, Jr. and Debra Petroff, are not in the
military service of the United States of America.


Noah G. Naparsteck

SWORN to and subscribed
before me this 26th day of

April, 2004.


Notary Public



Derr, Pursel, Luschas & Norton, LLP
Noah G. Naparsteck, Esquire
120 W. Main Street
Bloomsburg, PA 17815
570-784-4654
Attorney for Plaintiff

**HABITAT FOR HUMANITY IN
COLUMBIA AND MONTGOMERY
COUNTIES, INC.,
Plaintiff**

vs.

**NICHOLAS PETROFF, JR. and DEBRA
PETROFF, his wife,
Defendant**

**IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY, PENNSYLVANIA
CIVIL - LAW**

DOCKET NO. 2002-CV-804


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NOAH G. NAPARSTECK, who, being duly sworn according to law, deposes and says
that he is an attorney of record for the within Plaintiff, HABITAT FOR HUMANITY IN
COLUMBIA AND MONTGOMERY COUNTIES, and, that as such he, is duly authorized to
make this affidavit on its behalf; and that to the best of his knowledge, information, and
belief, the within defendants, Nicholas Petroff, Jr. and Debra Petroff, are not in the
military service of the United States of America.

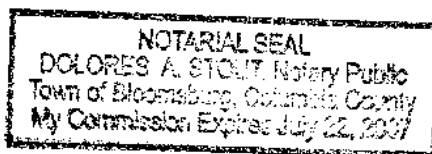


Noah G. Naparsteck

SWORN to and subscribed
before me this 20th day of
April, 2004.



Notary Public



Derr, Pursel, Luschas & Norton, LLP
Noah G. Naparsteck, Esquire
120 W. Main Street
Bloomsburg, PA 17815
570-784-4654
Attorney for Plaintiff

**HABITAT FOR HUMANITY IN
COLUMBIA AND MONTOUR
COUNTIES, INC.,
Plaintiff**

vs.


**NICHOLAS PETROFF, JR. and DEBRA
PETROFF, his wife,
Defendant**

**IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY, PENNSYLVANIA
CIVIL - LAW**

DOCKET NO. 2002-CV-804

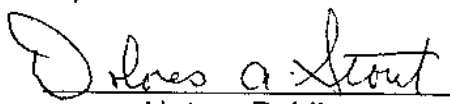
AFFIDAVIT OF NON-MILITARY SERVICE

Before me, the undersigned authority, personally appeared
NOAH G. NAPARSTECK, who, being duly sworn according to law, deposes and says
that he is an attorney of record for the within Plaintiff, HABITAT FOR HUMANITY IN
COLUMBIA AND MONTOUR COUNTIES, and, that as such he, is duly authorized to
make this affidavit on its behalf; and that to the best of his knowledge, information, and
belief, the within defendants, Nicholas Petroff, Jr. and Debra Petroff, are not in the
military service of the United States of America.

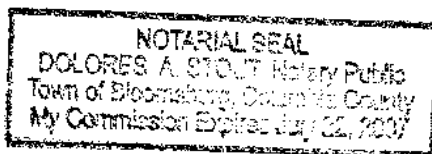


Noah G. Naparsteck

SWORN to and subscribed
before me this 20th day of
April, 2004.



Notary Public



Derr, Pursel, Luschas & Norton
Noah G. Naparsteck, Esquire
120 W. Main Street
Bloomsburg, PA 17815
570-784-4654
Attorney for Plaintiff

HABITAT FOR HUMANITY IN COLUMBIA AND MONTOUR COUNTIES, INC., Plaintiff	IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT COLUMBIA COUNTY, PENNSYLVANIA CIVIL - LAW
vs.	
NICHOLAS PETROFF, JR. and DEBRA PETROFF, his wife, Defendant	DOCKET NO. 2002-CV-804

NOTICE

BY VIRTUE OF A WRIT OF EXECUTION, _____, AND CIVIL WRIT
NO. 2002 CV 804, ISSUED OUT OF THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, CIVIL DIVISION, DIRECTED TO ME, THERE WILL BE
EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST
BIDDERS, FOR CASH, IN THE COURTHOUSE, IN THE SHERIFF'S OFFICE OR
A COURTROOM, TO BE ANNOUNCED, IN BLOOMSBURG, COLUMBIA COUNTY,
PENNSYLVANIA, ON _____ IN THE FORENOON OF
THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANT,
NICHOLAS PETROFF, JR. AND DEBRA PETROFF, IN AND TO:

ALL that piece, parcel and tract of land situate in the Berwick Borough, Columbia
County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the westerly side of LaSalle Street at the south-east corner of
Lot No. 10 of Section 2 of the Land Improvement Company's Addition to West Berwick,
now Berwick;

Thence along said Lot No. 10 in a westerly direction 140 feet to a 15 foot alley;
thence along the easterly side of said alley in a southerly direction 20 feet, more or less,
to the centerline, extended, of double house No. 367-369 LaSalle Street, being line of

land now or late of Lucy Fazio;

Thence along said centerline, extended, and line of land now or late of Lucy Fazio, in an easterly direction 140 feet to the westerly line of LaSalle Street;

Thence along the westerly line of LaSalle Street in a northerly direction 20 feet more or less, to the southeast corner of Lot No. 10 aforesaid, the place of beginning.

This description is intended to cover and this deed to convey the northerly half of a double house, to-wit, 369 LaSalle Street and the northerly portion of Lot No. 9, Section 2 of the Land Improvement Company's Addition to the Borough of West Berwick, now Berwick.

BEING THE SAME PREMISES which Nicholas Di Mauro and Patricia Di Mauro, husband and wife, by their Deed dated April 8, 1998, recorded in Columbia County Record Book 684, Page 0259, granted and conveyed to Habitat for Humanity in Columbia County and Montour Counties, Grantor herein.

NOTICE IS HEREBY GIVEN TO CLAIMANTS AND PARTIES IN INTEREST THAT THE SHERIFF WILL, WITHIN THIRTY DAYS THEREAFTER, FILE A SCHEDULE OF DISTRIBUTION IN HIS OFFICE, WHERE THE SAME WILL BE AVAILABLE FOR INSPECTION AND THE DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS THEREAFTER.

SEIZED AND TAKEN INTO EXECUTION AT THE SUIT OF HABITAT FOR HUMANITY IN COLUMBIA AND MONTOUR COUNTIES, INC. SUCCESSOR, AGAINST NICHOLAS PETROFF, JR. AND DEBRA PETROFF, DEFENDANTS AND, WILL BE SOLD BY:

TIMOTHY CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY

ATTORNEY FOR PLAINTIFF:
NOAH G. NAPARSTECK, ESQ.
LAW OFFICES OF
DERR, PURSEL, LUSCHAS, & NORTON
120 West Main Street
Bloomsburg, PA 17815
(570) 784-4654

HABITAT FOR HUMANITY
BOX 273
BLOOMSBURG, PA 17815

60-574
313
299590457

111

DATE 3-2-04

PAY TO THE
ORDER OF

COLUMBIA CO SHERIFF \$1500.00
FIFTEEN HUNDRED AND NO/100 DOLLARS

FNB Bank, NA
Bloomsburg, Pennsylvania 17815

MEMO

0313057450 299590457 0111

John Williams

MP

Small Print