

# SHERIFF'S SALE COST SHEET

Chase Home Finance vs. Charles  
 NO. 10405 ED NO. 199-05 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.14</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	<del>\$35.00</del>
TRANSFER TAX FORM	<del>\$25.00</del>
DISTRIBUTION FORM	<del>\$25.00</del>
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>327.64</u>	

WEB POSTING	2709	\$150.00
PRESS ENTERPRISE INC.	10	\$ <u>797.36</u>
SOLICITOR'S SERVICES		<del>\$75.00</del>
TOTAL ***** \$ <u>947.36</u>		

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

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

MUNICIPAL FEES DUE:		
SEWER	20	\$ _____
WATER	20	\$ _____
TOTAL ***** \$ <u>-0-</u>		

SURCHARGE FEE (DSTE)	\$ <u>70.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1350.00

# SHERIFF'S SALE COST SHEET

Chase Home Finance vs. James & Nancy Charles  
 NO. 104-05 ED NO. 199-05 JD DATE/TIME OF SALE 2-15-06 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>32.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>16.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>406.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>797.36</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1022.36</u>

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

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

MUNICIPAL FEES DUE:		
SEWER 20		\$ _____
WATER 20		\$ _____
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)		\$ <u>120.00</u>
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1605.36

**Phelan Hallinan & Schmieg, LLP  
One Penn Center at Suburban Station  
1617 John F. Kennedy  
Suite 1400  
Philadelphia, PA 19103-1814  
215-320-0007  
Main Fax 215-583-7009**

Joseph F. Marshall  
Legal Assistant, Ext. 1370

Representing Lenders in  
Pennsylvania and New Jersey

February 14, 2006

**Via Telefax**

**Memorandum**

To: Office of the Sheriff  
Columbia County

Attn: Real Estate Dept.

Re: CHASE HOME FINANCE LLC  
v. CHARLES, JAMES  
No. 2005-CV-199  
Premises: RD 1 BOX 153-E

Dear Sir or Madam:

Please **STAY** the Sheriff's Sale of the above referenced property which is scheduled for **2/15/06**, return the original writ of execution to the Prothonotary's office and refund any unused money to our office.

Should you have any questions or concerns do not hesitate to contact me.

Very truly yours,

*Joseph F. Marshall*  
Joseph F. Marshall

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Chase Home Finance vs James & Nancy Charles

NO. 104-05 ED NO. 199-05 JD

DATE/TIME OF SALE: 2-15-06 0930

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE – 2% OF BID \$ \_\_\_\_\_

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

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

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

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

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

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

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

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_

Law Offices  
**PHELAN HALLINAN & SCHMIEG, LLP**  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
Main Fax: (215)563-5534  
Ph: (215)563-7000

Katherine Trautz  
Sale Department, Ext. 1493

Representing Lenders in  
Pennsylvania and New Jersey

November 8, 2005

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

**Re: CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN  
MORTGAGE CORPORATION  
v. JAMES C. CHARLES and NANCY JANE CHARLES, A/K/A NANCY J.  
CHARLES  
No. 2005-CV-199  
Premises: RD 1 BOX 153-E, ORANGEVILLE, PA 17859**

Dear Sir or Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property, which is scheduled for 11/9/05. Please relist the property for the another sale date approximately 90 days from now. Please advise of the new sale date as soon as possible.

Very truly yours,

Katherine Trautz  
/kjm / 398

VIA TELECOPY 570-389-5625

**Cc: JAMES C. CHARLES  
NANCY JANE CHARLES, A/K/A NANCY J. CHARLES  
505 AUSTIN TRAIL A/K/A RD1 BOX 153-E  
ORANGEVILLE, PA 17859**

104  
 A. Signature ☒ Agent  
 B. Received by (Printed Name) ☒ Address  
 C. Date of Delivery  
 D. Is delivery address different from item 1? ☒ Yes  
 If YES, enter delivery address below: ☐ No

1. Article Addressed to:  
 U.S. SMALL BUSINESS ADMINISTRATION  
 PHILADELPHIA DISTRICT OFFICE  
 ROBERT N.C. NIX FEDERAL BUILDING  
 900 MARKET STREET- 5<sup>TH</sup> FLOOR  
 PHILADELPHIA, PA 19107

2. Article Number (Transfer from service label)  
 7004 2890 0001 4116 2920

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

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

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

102595-02-M-1  
 SENDER: COMPLETE THIS SECTION  
 Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  
 Print your name and address on the reverse so that we can return the card to you.  
 Attach this card to the back of the mailpiece, or on the front if space permits.  
 Article Addressed to:  
 OFFICE OF F.A.I.R.  
 DEPARTMENT OF PUBLIC WELFARE  
 PO BOX 8016  
 HARRISBURG, PA 17105

Domestic Return Receipt  
 PS Form 3811, February 2004  
 Article Number (Transfer from service label)  
 7004 2890 0001 4116 2937

2. Article Number (Transfer from service label)  
 7004 2890 0001 4116 2890  
 PS Form 3811, February 2004  
 SENDER: COMPLETE THIS SECTION  
 Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  
 Print your name and address on the reverse so that we can return the card to you.  
 Attach this card to the back of the mailpiece, or on the front if space permits.  
 Article Addressed to:  
 Commonwealth of PA  
 PO Box 2675  
 Harrisburg, PA 17105

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

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

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

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

SENDER: COMPLETE THIS SECTION  
 Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  
 Print your name and address on the reverse so that we can return the card to you.  
 Attach this card to the back of the mailpiece, or on the front if space permits.  
 Article Addressed to:  
 COMMONWEALTH OF PENNSYLVANIA  
 DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
 BUREAU OF COMPLIANCE  
 CLEARANCE SUPPORT SECTION  
 DEPARTMENT 281230  
 HARRISBURG, PA 17128-1230

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

2. Article Number (Transfer from service label)  
 7004 2890 0001 4116 2913  
 PS Form 3811, February 2004  
 Domestic Return Receipt

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PNC Bank  
2730 Liberty Ave.  
Pittsburgh, PA 15222

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Address ☐

B. Received by (Print Name) ☐ C. Date of Delivery ☐

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

PNC BANK  
AUG 10 2005  
Pittsburgh, PA

3. Service Type

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

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

2. Article Number

(Transfer from service label)

7004 2890 0001 4116 2906

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Address ☐

B. Received by (Print Name) ☐ C. Date of Delivery ☐

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

3. Service Type

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

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

2. Article Number

(Transfer from service label)

7004 2890 0001 4116 2944

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

# SHERIFF'S SALE COST SHEET

Chase Home Finance vs. James + Nancy Charles  
 NO. 104-05 ED NO. 199-05 JD DATE/TIME OF SALE 11-9-05 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
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SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>406.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>797.36</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1022.36</u>	

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

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$ <u>1192.26</u>
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>1197.26</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$
WATER 20	\$
TOTAL ***** \$ <u>00</u>	

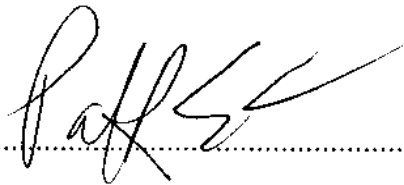
SURCHARGE FEE (DSTE)	\$ <u>120.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>00</u>	

TOTAL COSTS (OPENING BID) \$ 2797.62



STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paul R. Eyerly, President, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice October 19, 26, November 2, 2005, as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



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



(Notary Public)

My commission expires  
Commonwealth of Pennsylvania  
Notary  
Dennis L. Ashenfek  
Scott Twp., Co.  
My Commission Expires  
November 3, 2007  
Member Pennsylvania

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

104

PHELAN HALLINAN & SCHMIEG, LLP  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
Automated Attendant # 215-320-0007 ext 1478  
Operated Assisted # 215-563-7000 ext 1478  
Fax # 215-563-8656  
Lisa.Steinman@fedphe.com

October 12, 2005

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

RE: CHASE HOME FINANCE LLC, S/B/M TO  
CHASE MANHATTAN MORTGAGE CORPORATION  
v. JAMES C. CHARLES and NANCY JANE CHARLES, A/K/A  
NANCY J. CHARLES  
COLUMBIA COUNTY, NO. 2005-CV-199

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129  
Dear Sir or Madam:

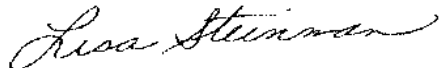
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,



LISA STEINMAN  
for PHELAN HALLINAN & SCHMIEG, LLP

**\*\*\*PROPERTY IS LISTED FOR THE 11/9/05 SHERIFF'S SALE.\*\*\***

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

RE: CHASE HOME FINANCE LLC, S/B/M TO  
CHASE MANHATTAN MORTGAGE CORPORATION

) CIVIL ACTION

vs.

JAMES C. CHARLES  
NANCY JANE CHARLES A/K/A  
NANCY J. CHARLES

) CIVIL DIVISION

) NO. 2005-CV-199

**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF COLUMBIA )

**SS:**

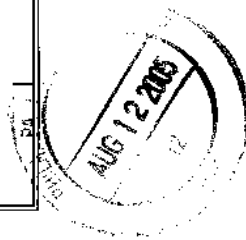
I, DANIEL G. SCHMIEG, ESQUIRE attorney for **CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION** hereby verify that on **8/12/05** true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: October 12, 2005

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

Name and Address Of Sender  
**PHELAN HALLINAN & SCHMIEG, LLP**  
 One Penn Center at Suburban Station Suite 1400  
 Philadelphia, PA 19103-1814 **TEAM 3/**

Line	A. Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	Tenant/Occupant RD 1 BOX 153-E ORANGEVILLE, PA 17859	
2		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. Box 380 Bloomsburg, PA 17815	
4		PNC BANK, NATIONAL ASSOCIATION CONSUMER LOAN CENTER 2730 LIBERTY AVENUE PITTSBURGH, PA 15222	
5			
6			
7			
8			
9			
10			
Total Number of Pieces Listed By Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name Of Receiving Employee)



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

CHASE HOME FINANCE LLC

VS.

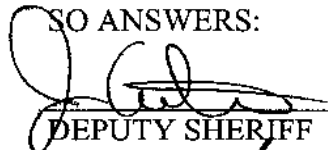

JAMES & NANCY CHARLES

WRIT OF EXECUTION #104 OF 2005 ED

POSTING OF PROPERTY

October 3, 2005      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF JAMES & NANCY CHARLES AT 505 AUSTIN TRAIL ORANGEVILLE  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

  
DEPUTY SHERIFF  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 3<sup>RD</sup> DAY OF OCTOBER 2005



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

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6308

CHASE HOME FINANCE LLC, S/B/M TO  
CHASE MANHATTAN MORTGAGE  
CORPORATION

Docket # 104ED2005

VS.

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

JAMES C. CHARLES  
NANCY JANE CHARLES A/K/A NANCY J.  
CHARLES

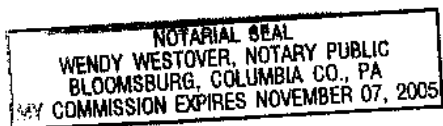
AFFIDAVIT OF SERVICE

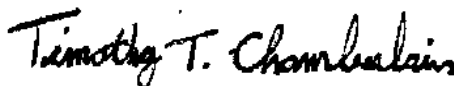
NOW, THIS THURSDAY, AUGUST 11, 2005, AT 6:30 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON NANCY CHARLES AT 505 AUSTIN  
TRAIL, ORANGEVILLE BY HANDING TO JAMES CHARLES, HUSBAND, A TRUE AND  
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS  
THEREOF.

SO ANSWERS,

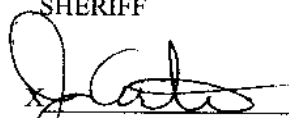
SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, AUGUST 12, 2005

  
\_\_\_\_\_  
NOTARY PUBLIC





X  
\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
\_\_\_\_\_  
J. ARTER  
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

CHASE HOME FINANCE LLC, S/B/M TO  
CHASE MANHATTAN MORTGAGE  
CORPORATION

Docket # 104ED2005

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

JAMES C. CHARLES  
NANCY JANE CHARLES A/K/A NANCY J.  
CHARLES

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, AUGUST 11, 2005, AT 6:30 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON JAMES CHARLES AT 505 AUSTIN  
TRAIL, ORANGEVILLE BY HANDING TO JAMES CHARLES A TRUE AND ATTESTED COPY OF  
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,


SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, AUGUST 12, 2005

  
NOTARY PUBLIC

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



X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
J. CARTER  
DEPUTY SHERIFF

104

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

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

I. Obligor information (To be completed by requestor)

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

<u>NAME</u>	<u>DATE OF BIRTH</u>	<u>SOCIAL SECURITY#</u>
<u>Scott D Kriebel</u>	<u>9/3/65</u>	<u>172-64-1083</u>

DATE: 9/9/05

REQUESTOR: Shenff  
Print Name

ID# 419302005  
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>
<u>\$ 60.00</u> (Court costs only)	<u>                    </u>	<u>                    </u>

Date: 9/9/05

BY: Leslie J. Van

TITLE: Court costs

Certified from the record  
this 9 day of Sept 2005  
Gail K. Jodon  
Director Domestic Relations Section  
By: Leslie J. Van





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

Tuesday, August 09, 2005

DOMESTIC RELATIONS  
702 SAWMILL ROAD  
BLOOMSBURG, PA 17815

AGCHOICE FARM CREDIT, ACA  
VS  
SCOTT D. KRIEBEL

DOCKET # 105ED2005

JD # 419JD2005

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  
Sheriff of Columbia County

LAW OFFICES OF  
Derr, Pursel, Luschas & Norton, LLP

Charles B. Pursel  
Alvin J. Luschas  
Melissa L. Norton  
Noah G. Naparstek  
C. Brian Crane

120 West Main Street  
P.O. Box 539  
Bloomsburg, Pennsylvania 17815  
Telephone (570) 784-4654  
Telefax (570) 784-1281

Of Counsel: Gary E. Norton

Dale A. Derr  
1927-2000

September 9, 2005

Timothy T. Chamberlain, Sheriff  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

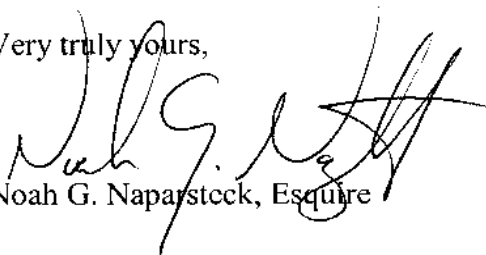
Re: Ag Choice Farm Credit, ACA v. Scott D. Kriebel  
Docket # 105ED2005  
JD # 419JD2005

Dear Sheriff Chamberlain:

Please be advised that this office represents the interest of Lori Kriebel. Ms. Kriebel is a lien holder on the property which is scheduled for Sheriff's Sale on November 9, 2005. The amount of her lien is presently Fifteen Thousand Eight Hundred Eighty One Dollars and Twenty Two Cents (\$15,881.22). I would ask that you please account for this on any schedule of distribution.

Please feel free to contact me with any questions or concerns.

Very truly yours,



Noah G. Naparstek, Esquire

NGN/ljk  
c: Lori Kriebel

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/5/2005

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 104ED2005

PLAINTIFF CHASE HOME FINANCE LLC, S/B/M TO CHASE  
MANHATTAN MORTGAGE CORPORATION

DEFENDANT JAMES C. CHARLES  
NANCY JANE CHARLES A/K/A NANCY J. CHARLES

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
JAMES CHARLES	WRIT OF EXECUTION - MORTGAGE
505 AUSTIN TRAIL	FORECLOSURE
ORANGEVILLE	

SERVED UPON JAMES

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

DATE 8-11-5 TIME 1830 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

8-8-5 1025 Amira Cancel

DEPUTY

Ante

DATE 8-11-5

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/5/2005

SERVICE# 2 - OF - 12 SERVICES  
DOCKET # 104ED2005

PLAINTIFF CHASE HOME FINANCE LLC, S/B/M TO CHASE  
MANHATTAN MORTGAGE CORPORATION

DEFENDANT JAMES C. CHARLES  
NANCY JANE CHARLES A/K/A NANCY J. CHARLES

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
-----------------------

NANCY CHARLES
---------------

505 AUSTIN TRAIL
------------------

ORANGEVILLE
-------------

**PAPERS TO SERVED**

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON JAMES

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

DATE 8-11-5 TIME 1830 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>8-8-5</u>	<u>1025</u>	<u>ARTER</u>	<u>Card</u>

DEPUTY J. C. Carter DATE 8-11-5

GREENWOOD TWP  
 MAKE CHECKS PAYABLE TO:  
 VICTORIA M FRY  
 80 TRIVELPIECE ROAD  
 ORANGEVILLE, PA 17859

ORANGEVILLE SCHOOL DISTRICT						DATE 07/01/2005	SHEET 000127
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALT		
AL ESTATE	25265	42.90	1062.19	1083.87	1192.26		
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.		<b>PAY THIS AMOUNT</b>	1062.19 AUG 31 IF PAID ON OR BEFORE	1083.87 OCT 31 IF PAID ON OR BEFORE	1192.26 OCT 31 IF PAID AFTER		

HOURS MON & THUR 6-7:30PM 7/1-8/31  
 MON 6-7:30PM 9/1-10/31  
 OR BY APPOINTMENT  
 PHONE 570-458-6383

SCHOOL PENALTY AT 10%

CHARLES JAMES C & NANCY JANE  
 505 AUSTIN TRAIL  
 ORANGEVILLE PA 17859

PROPERTY DESCRIPTION		ACCT.	7836
PARCEL 17 11 00501000		THIS TAX TURNED OVER TO COLLECTION JANUARY 1, 2006.	
502 AUSTIN TRAIL	359.00		
0370-0856	24906.00		
10.40 ACRES			

Copy 2

THIS TAX RETURNED TO THE COURT HOUSE 1/1/06

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A  
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L  
  
T  
O

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

Monday, August 08, 2005

**VICTORIA FRY-TAX COLLECTOR  
80 TRIVELPIECE RD  
ORANGEVILLE, PA 17859-**

**CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE  
CORPORATION**

**VS**

**JAMES C. CHARLES**

**NANCY JANE CHARLES A/K/A NANCY J. CHARLES**

**DOCKET # 104ED2005**

**JD # 199JD2005**

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  
Sheriff of Columbia County

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/5/2005

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 104ED2005

PLAINTIFF CHASE HOME FINANCE LLC, S/B/M TO CHASE  
MANHATTAN MORTGAGE CORPORATION

DEFENDANT JAMES C. CHARLES  
NANCY JANE CHARLES A/K/A NANCY J. CHARLES

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

VICTORIA FRY-TAX COLLECTOR

80 TRIVELPIECE RD

ORANGEVILLE

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON BETHEL BACK DOWN

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

DATE 8-8-05 TIME 1010 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. Guter

DATE 8-8-05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 8/5/2005

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 104ED2005

PLAINTIFF

CHASE HOME FINANCE LLC, S/B/M TO CHASE  
MANHATTAN MORTGAGE CORPORATION

DEFENDANT

JAMES C. CHARLES  
NANCY JANE CHARLES A/K/A NANCY J. CHARLES

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

DOMESTIC RELATIONS

15 PERRY AVE.

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

Leslie L. L. L.

RELATIONSHIP

IDENTIFICATION

DATE 8-8-5

TIME 0920

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

J. L. L.

DATE

8-8-5



COUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Date: 08/08/2005

Fee: \$5.00

Cert. NO: 1106

CHARLES JAMES C & NANCY JANE  
505 AUSTIN TRAIL  
ORANGEVILLE PA 17859

District: GREENWOOD TWP  
Deed: 0370 -0856  
Location: 502 AUSTIN TRAIL  
Parcel Id:17 -11 -005-01,000

Assessment: 30,737  
Balances as of 08/08/2005

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Timothy T. Chamberlain, Sheriff Per: \_\_\_\_\_  
dm.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 8/5/2005

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 104ED2005

PLAINTIFF

CHASE HOME FINANCE LLC, S/B/M TO CHASE  
MANHATTAN MORTGAGE CORPORATION

DEFENDANT

JAMES C. CHARLES  
NANCY JANE CHARLES A/K/A NANCY J. CHARLES

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

**PERSON/CORP TO SERVED**

**PAPERS TO SERVED**

COLUMBIA COUNTY TAX CLAIM

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

PO BOX 380

BLOOMSBURG

SERVED UPON DOB Miller

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

DATE 8-8-5 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

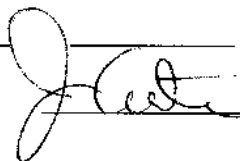
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 8-8-5

## REAL ESTATE OUTLINE

ED # 104-05

DATE RECEIVED 8-5-05  
DOCKET AND INDEX 8-8-05  
SET FILE FOLDER UP 8-8-05

### CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF SALE ✓  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR \$1,350.00 OR ✓ CK# 443589

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

SALE DATE Nov. 9 05 TIME 0930  
POSTING DATE Oct. 5, 05  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Oct. 19  
2<sup>ND</sup> WEEK 26  
3<sup>RD</sup> WEEK Nov. 2, 05

# SHERIFF'S SALE

WEDNESDAY NOVEMBER 9, 2005 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 104 OF 2005 ED AND CIVIL WRIT NO. 199 OF 2005 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 part, piece or parcel of land, situate in the Township of Greenwood, Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at an existing stone corner on line of lands now or formerly of M.E. Stackhouse Estate, and lands now or formerly of either Roy D. Confer or Creasy and line of lands of Merele T. Starr and Natalie J. Starr, his wife; THENCE along line of lands now or formerly of either Confer or Creasy North 18 degrees 45 minutes 00 seconds East 221.10 feet to a set railroad spike corner in the cartway of Township Rte. 649; THENCE along the cartway of Township Rte. 649 North 86 degrees 45 minutes 00 seconds East 240.90 feet to a set railroad spike corner in the center line of legislative Route 19062; THENCE crossing the said Legislative Route 19062 and along line of other lands of Merele T. Starr and Natalie J. Starr, his wife, North 36 degrees 34 minutes 28 seconds East 1133.51 feet to an existing iron pin corner in line of lands of Merele T. Starr and Natalie J. Starr, his wife, with lands formerly of Thomas Myers and also with lands now or formerly of J. Charles and Mary E. Bittner; THENCE along line of other lands of Merele T. Starr and Natalie J. Starr, his wife, South 24 degrees, 56 minutes, 49 seconds East 638.11 feet to an existing iron pin corner on line of other lands of Merele T. Starr and Natalie J. Starr, his wife, and line of lands of Frank Arenella, Jr.; THENCE along line of lands of Frank Arenella Jr., South 03 degrees 36 minutes 59 seconds East 88.31 feet to an existing iron pin corner on line of lands of Frank Arenella Jr.; THENCE along line of lands of Frank Arenella Jr., and line of other lands of Merele T. Starr and Natalie J. Starr, his wife, South 69 degrees 42 minutes 15 seconds West 1345.24 feet to a set iron pin passing through Legislative Route 19062 to an existing stone corner, the place of BEGINNING.

Being known as Parcel No. 17-11-005-01.000 on the Official Tax Map.

PREMISES BEING: RD 1 BOX 153-E, ORANGEVILLE, PA 17859

TITLE TO SAID PREMISES IS VESTED IN James C. Charles and Nancy Jane Charles, his wife by Deed from Nancy Jane Charles, formerly Nancy Jane Starr and James C. Charles, her husband, dated 7/17/1986 and recorded 7/17/1986 in Deed Book 370, Page 856.

## TERMS OF SALE

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

**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

**IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.**

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney  
Daniel G. Schmieg  
1617 John F. Kennedy Blvd.  
Philadelphia, PA 19103

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

# SHERIFF'S SALE

WEDNESDAY NOVEMBER 9, 2005 AT 9:30 AM

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Plaintiff's Attorney  
Daniel G. Schmieg  
1617 John F. Kennedy Blvd.  
Philadelphia, PA 19103

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

# SHERIFF'S SALE

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BY VIRTUE OF A WRIT OF EXECUTION NO. 104 OF 2005 ED AND CIVIL WRIT NO. 199 OF 2005 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 part, piece or parcel of land, situate in the Township of Greenwood, Columbia County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at an existing stone corner on line of lands now or formerly of M.E. Stackhouse Estate, and lands now or formerly of either Roy D. Confer or Creasy and line of lands of Merele T. Starr and Natalie J. Starr, his wife; THENCE along line of lands now or formerly of either Confer or Creasy North 18 degrees 45 minutes 00 seconds East 221.10 feet to a set railroad spike corner in the cartway of Township Rte. 649; THENCE along the cartway of Township Rte. 649 North 86 degrees 45 minutes 00 seconds East 240.90 feet to a set railroad spike corner in the center line of legislative Route 19062; THENCE crossing the said Legislative Route 19062 and along line of other lands of Merele T. Starr and Natalie J. Starr, his wife, North 36 degrees 34 minutes 28 seconds East 1133.51 feet to an existing iron pin corner in line of lands of Merele T. Starr and Natalie J. Starr, his wife, with lands formerly of Thomas Myers and also with lands now or formerly of J. Charles and Mary E. Bittner; THENCE along line of other lands of Merele T. Starr and Natalie J. Starr, his wife, South 24 degrees, 56 minutes, 49 seconds East 638.11 feet to an existing iron pin corner on line of other lands of Merele T. Starr and Natalie J. Starr, his wife, and line of lands of Frank Arenella, Jr.; THENCE along line of lands of Frank Arenella Jr., South 03 degrees 36 minutes 59 seconds East 88.31 feet to an existing iron pin corner on line of lands of Frank Arenella Jr.; THENCE along line of lands of Frank Arenella Jr., and line of other lands of Merele T. Starr and Natalie J. Starr, his wife, South 69 degrees 42 minutes 15 seconds West 1345.24 feet to a set iron pin passing through Legislative Route 19062 to an existing stone corner, the place of BEGINNING.

Being known as Parcel No. 17-11-005-01.000 on the Official Tax Map.

PREMISES BEING: RD 1 BOX 153-E, ORANGEVILLE, PA 17859

TITLE TO SAID PREMISES IS VESTED IN James C. Charles and Nancy Jane Charles, his wife by Deed from Nancy Jane Charles, formerly Nancy Jane Starr and James C. Charles, her husband, dated 7/17/1986 and recorded 7/17/1986 in Deed Book 370, Page 856.

## TERMS OF SALE

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

**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

**IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.**

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney  
Daniel G. Schmieg  
1617 John F. Kennedy Blvd.  
Philadelphia, PA 19103

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

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

**CHASE HOME FINANCE LLC, S/B/M TO** : **COURT OF COMMON PLEAS**  
**CHASE MANHATTAN MORTGAGE** : **COLUMBIA COUNTY, PA**  
**CORPORATION** :

**Plaintiff**

**VS.**

**JAMES C. CHARLES**  
**NANCY JANE CHARLES, A/K/A NANCY**  
**J. CHARLES**

**Defendant(s)**

: **NO: 2005-CV-199**

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**WRIT OF EXECUTION**

**(MORTGAGE FORECLOSURE)**

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

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

Premises: RD 1 BOX 153-E  
ORANGEVILLE, PA 17859

(see attached legal description)

Amount Due \$96,449.49

Interest from 4/20/05 \$ \_\_\_\_\_  
to sale date  
(per diem-\$15.85)

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

Clerk *Tamie S. Kene*  
*Elizabeth A. Brennan, Dep.*  
Office of the Prothonotary  
Common Pleas Court of  
Columbia County, PA

Dated: 8/5/05  
(Seal)

ALL THAT CERTAIN part, piece or parcel of land situate in the Township of Greenwood, Columbia County, Pennsylvania, bounded and described as follows, to-wit;

BEGINNING at an existing stone corner on line of lands now or formerly of M.E. Stackhouse Estate, and land now or formerly of either Roy D. Confer or Creasy and line of lands of Grantors; THENCE along line of lands now or formerly of either Confer or Creasy North 18 degrees 45 minutes 00 seconds East 221.00 feet to a set railroad spike corner in the cartway of Township Route 649; THENCE along the cartway of Township Rte. 649 North 86 degrees 45 minutes 00 seconds East 240.90 feet to a set railroad spike corner in the center line of Legislative Route 19062; THENCE crossing the said Legislative Route 19062 and along line of other lands of Grantors North 36 degrees 34 minutes 26 seconds East 1133.51 feet to an existing iron pin corner in Line of lands of Grantor with lands formerly of Thomas Hyers and also with lands now or formerly of J. Charles and Nancy E. Bittner; THENCE along line of other lands of Grantors South 24 degrees, 56 minutes, 49 seconds East 638.11 feet to an existing iron pin corner of line of other lands of Grantors and line of lands of Frank Arenella Jr; THENCE along line of lands of Frank Arenella Jr., South 03 degrees 36 minutes 59 seconds East 83.31 feet to an existing iron pin corner on line of lands of Frank Arenella, Jr; THENCE along line of lands of Frank Arenella, Jr. and line of other lands of Grantors South 69 degrees 42 minutes 15 seconds West 1345.24 feet to a set iron pin passing through Legislative Route 19062 to an existing stone corner, the place of BEGINNING.

BEING known as Parcel No. 17-11-005-01.000 on the Official Tax Map.

PREMISES BEING: RD 1 BOX 153-E, ORANGEVILLE, PA 17859

TITLE TO SAID PREMSIES IS VESTED IN James C. Charles and Nancy Jane Charles, his wife, by Deed from Nancy Jane Charles, formerly Nancy Jane Starr, and James C. Charles, her husband, dated 7-17-86 and recorded 7-17-86 in Deed Book 370, Page 856.



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

**CHASE HOME FINANCE LLC, S/B/M TO : COURT OF COMMON PLEAS**  
**CHASE MANHATTAN MORTGAGE : COLUMBIA COUNTY, PA**  
**CORPORATION :**

**Plaintiff**

**VS.**

**JAMES C. CHARLES**  
**NANCY JANE CHARLES, A/K/A NANCY**  
**J. CHARLES**

**Defendant(s)**

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

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

Premises: RD 1 BOX 153-E  
ORANGEVILLE, PA 17859

(see attached legal description)

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to sale date  
(per diem-\$15.85)

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

Clerk Tim B. Klein/EAB  
Office of the Prothonotary  
Common Pleas Court of  
Columbia County, PA

Dated: 8/5/05  
(Seal)

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Phelan Hallinan & Schmieg, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

CHASE HOME FINANCE LLC, S/B/M  
TO CHASE MANHATTAN  
MORTGAGE CORPORATION

Plaintiff

vs.

JAMES C. CHARLES  
NANCY JANE CHARLES, A/K/A  
NANCY J. CHARLES

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2005-CV-199

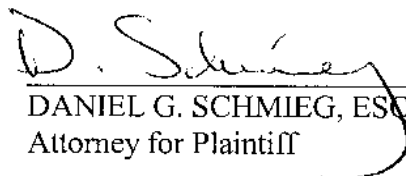
: 2005-ED-104  
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CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. § 4904 relating to unsworn falsification to authorities.

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

Phelan Hallinan & Schmieg, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

CHASE HOME FINANCE LLC, S/B/M  
TO CHASE MANHATTAN  
MORTGAGE CORPORATION

Plaintiff

vs.

JAMES C. CHARLES  
NANCY JANE CHARLES, A/K/A  
NANCY J. CHARLES

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2005-CV-199

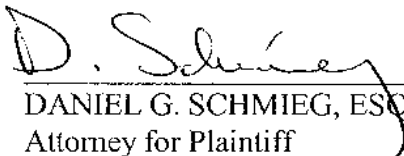
: 2005-ED-104  
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CERTIFICATION

DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- ☐ an FHA Mortgage
- ☐ non-owner occupied
- ☐ vacant
- ☒ Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. § 4904 relating to unsworn falsification to authorities.

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

Phelan Hallinan & Schmieg, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

CHASE HOME FINANCE LLC, S/B/M TO  
CHASE MANHATTAN MORTGAGE  
CORPORATION

Plaintiff

vs.

JAMES C. CHARLES  
NANCY JANE CHARLES, A/K/A NANCY  
J. CHARLES

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2005-CV-199

: 2005-ED-104

AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No. 1)

**CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION**, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **RD 1 BOX 153-E, ORANGEVILLE, PA 17859**.

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

NAME

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

JAMES C. CHARLES

505 AUSTIN TRAIL A/K/A RD1 BOX 153-E  
ORANGEVILLE, PA 17859

NANCY JANE CHARLES,  
A/K/A NANCY J. CHARLES

505 AUSTIN TRAIL A/K/A RD1 BOX 153-E  
ORANGEVILLE, PA 17859

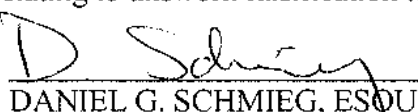
2. Name and address of Defendant(s) in the judgment:

NAME

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

**SAME AS ABOVE**

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

  
DANIEL G. SCHMIEG, ESQUIRE

Date: 8/14/05

Phelan Hallinan & Schmieg, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

CHASE HOME FINANCE LLC, S/B/M TO  
CHASE MANHATTAN MORTGAGE  
CORPORATION

Plaintiff

vs.

JAMES C. CHARLES  
NANCY JANE CHARLES, A/K/A NANCY  
J. CHARLES

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2005-CV-199  
:  
:  
:

**AFFIDAVIT PURSUANT TO RULE 3129.1**

**CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION**, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **RD 1 BOX 153-E, ORANGEVILLE, PA 17859**.

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NAME

LAST KNOWN ADDRESS

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505 AUSTIN TRAIL A/K/A RD1 BOX 153-E  
ORANGEVILLE, PA 17859

NANCY JANE CHARLES,  
A/K/A NANCY J. CHARLES

505 AUSTIN TRAIL A/K/A RD1 BOX 153-E  
ORANGEVILLE, PA 17859

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

NAME

LAST KNOWN ADDRESS

**SAME AS ABOVE**

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

NAME

LAST KNOWN ADDRESS

**NONE**

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

NAME

LAST KNOWN ADDRESS

**PNC BANK,  
NATIONAL ASSOCIATION**

**CONSUMER LOAN CENTER  
2730 LIBERTY AVENUE  
PITTSBURGH, PA 15222**

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

**NONE**

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

**NONE**

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

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

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

**TENANT/OCCUPANT**

**RD 1 BOX 153-E  
ORANGEVILLE, PA 17859**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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

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

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

DATE: 8/2/05

Phelan Hallinan & Schmieg, L.L.P.

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215) 563-7000

ATTORNEY FOR PLAINTIFF

CHASE HOME FINANCE LLC, S/B/M TO  
CHASE MANHATTAN MORTGAGE  
CORPORATION

Plaintiff

vs.

JAMES C. CHARLES  
NANCY JANE CHARLES, A/K/A NANCY  
J. CHARLES

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2005-CV-199

: 2005-ED-104

**AFFIDAVIT PURSUANT TO RULE 3129**

**(Affidavit No. 1)**

**CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE**

**CORPORATION**, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **RD 1 BOX 153-E, ORANGEVILLE, PA 17859**.

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

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

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ORANGEVILLE, PA 17859

NANCY JANE CHARLES,  
A/K/A NANCY J. CHARLES

505 AUSTIN TRAIL A/K/A RD1 BOX 153-E  
ORANGEVILLE, PA 17859

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

NAME

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

**SAME AS ABOVE**

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

  
DANIEL G. SCHMIEG, ESQUIRE

Date 8/14/05



Phelan Hallinan & Schmieg, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
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(215) 563-7000

ATTORNEY FOR PLAINTIFF

CHASE HOME FINANCE LLC, S/B/M TO  
CHASE MANHATTAN MORTGAGE  
CORPORATION

Plaintiff

vs.

JAMES C. CHARLES  
NANCY JANE CHARLES, A/K/A NANCY  
J. CHARLES

Defendant(s)

: COLUMBIA County  
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: Court of Common Pleas  
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: CIVIL DIVISION  
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: NO. 2005-CV-199  
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**AFFIDAVIT PURSUANT TO RULE 3129.1**

**CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION**, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **RD 1 BOX 153-E, ORANGEVILLE, PA 17859**.

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ORANGEVILLE, PA 17859

NANCY JANE CHARLES,  
A/K/A NANCY J. CHARLES

505 AUSTIN TRAIL A/K/A RD1 BOX 153-E  
ORANGEVILLE, PA 17859

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

NAME

LAST KNOWN ADDRESS

**SAME AS ABOVE**

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

NAME

LAST KNOWN ADDRESS

**NONE**

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

NAME

LAST KNOWN ADDRESS

**PNC BANK,  
NATIONAL ASSOCIATION**

**CONSUMER LOAN CENTER  
2730 LIBERTY AVENUE  
PITTSBURGH, PA 15222**

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

**NONE**

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

**NONE**

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

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

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

**TENANT/OCCUPANT**

**RD 1 BOX 153-E  
ORANGEVILLE, PA 17859**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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

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

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

DATE: 8/2/05

Phelan Hallinan & Schmieg, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
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Philadelphia, PA 19103-1814  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

CHASE HOME FINANCE LLC, S/B/M  
TO CHASE MANHATTAN  
MORTGAGE CORPORATION

Plaintiff

vs.

JAMES C. CHARLES  
NANCY JANE CHARLES, A/K/A  
NANCY J. CHARLES

Defendant(s)

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2005-CV-199

: *2005-ED 104*  
:  
:  
:

**\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A  
DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR  
THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A  
DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE  
CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT  
ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\***

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: JAMES C. CHARLES  
NANCY JANE CHARLES, A/K/A NANCY J. CHARLES  
505 AUSTIN TRAIL A/K/A RD1 BOX 153-E  
ORANGEVILLE, PA 17859

Your house (real estate) at RD 1 BOX 153-E, ORANGEVILLE, PA 17859, is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815 to enforce the court judgment of \$96,449.49 obtained by CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS**

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **(215) 563-7000**.

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

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

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

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

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

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

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

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

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

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

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

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

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

ALL THAT CERTAIN part, piece or parcel of land situate in the Township of Greenwood, Columbia County, Pennsylvania, bounded and described as follows, to-wit;

BEGINNING at an existing stone corner on line of lands now or formerly of M.E. Stackhouse Estate, and land now or formerly of either Roy D. Confer or Creasy and line of lands of Grantors; THENCE along line of lands now or formerly of either Confer or Creasy North 18 degrees 45 minutes 00 seconds East 221.00 feet to a set railroad spike corner in the cartway of Township Route 649; THENCE along the cartway of Township Rte. 649 North 86 degrees 45 minutes 00 seconds East 240.90 feet to a set railroad spike corner in the center line of Legislative Route 19062; THENCE crossing the said Legislative Route 19062 and along line of other lands of Grantors North 36 degrees 34 minutes 26 seconds East 1133.51 feet to an existing iron pin corner in Line of lands of Grantor with lands formerly of Thomas Hyers and also with lands now or formerly of J. Charles and Nancy E. Bittner; THENCE along line of other lands of Grantors South 24 degrees, 56 minutes, 49 seconds East 638.11 feet to an existing iron pin corner of line of other lands of Grantors and line of lands of Frank Arenella Jr; THENCE along line of lands of Frank Arenella Jr., South 03 degrees 36 minutes 59 seconds East 83.31 feet to an existing iron pin corner on line of lands of Frank Arenella, Jr; THENCE along line of lands of Frank Arenella, Jr. and line of other lands of Grantors South 69 degrees 42 minutes 15 seconds West 1345.24 feet to a set iron pin passing through Legislative Route 19062 to an existing stone corner, the place of BEGINNING.

BEING known as Parcel No. 17-11-005-01.000 on the Official Tax Map.

PREMISES BEING: RD 1 BOX 153-E, ORANGEVILLE, PA 17859

TITLE TO SAID PREMSIES IS VESTED IN James C. Charles and Nancy Jane Charles, his wife, by Deed from Nancy Jane Charles, formerly Nancy Jane Starr, and James C. Charles, her husband, dated 7-17-86 and recorded 7-17-86 in Deed Book 370, Page 856.

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**AFFIDAVIT OF SERVICE**

**NMK**

**Plaintiff: CHASE HOME FINANCE LLC, S/B/M TO CHASE  
MANHATTAN MORTGAGE CORPORATION**

**COLUMBIA County  
No 2005-CV-199**

**Defendant(s): JAMES C. CHARLES  
NANCY JANE CHARLES, A/K/A NANCY J.  
CHARLES**

**Our File #112627  
Type of Action  
- Notice of Sheriff's Sale**

**Address: 505 AUSTIN TRAIL A/K/A RD1 BOX 153-E  
ORANGEVILLE, PA 17859**

**Sale Date:**

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

**SERVED**

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

\_\_\_\_\_ Defendant personally served.  
\_\_\_\_\_ Adult family member with whom Defendant(s) reside(s). Relationship is \_\_\_\_\_.  
\_\_\_\_\_ Adult in charge of Defendant(s)'s residence who refused to give name or relationship.  
\_\_\_\_\_ Manager/Clerk of place of lodging in which Defendant(s) reside(s).  
\_\_\_\_\_ Agent or person in charge of Defendant(s)'s office or usual place of business.  
\_\_\_\_\_ an officer of said Defendant(s)'s company.  
\_\_\_\_\_ Other: \_\_\_\_\_

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

I, \_\_\_\_\_, a competent adult, being duly sworn according to law, depose and state that I personally handed a true and correct copy of the Notice of Sheriff's Sale in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above.

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 200\_\_.

Notary:

By:

**NOT SERVED**

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

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

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

Sworn to and subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 200\_\_.

Notary:

By:

**Attorney for Plaintiff**

**Daniel G. Schmieg, Esquire - I.D. No. 62205  
One Penn Center at Suburban Station-Suite 1400  
Philadelphia, PA 19103  
(215) 563-7000**

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

**PLAINTIFF**

**CHASE HOME FINANCE LLC, S/B/M TO**  
**CHASE MANHATTAN MORTGAGE**  
**CORPORATION**

**DEFENDANT**

**JAMES C. CHARLES**  
**NANCY JANE CHARLES, A/K/A NANCY J.**  
**CHARLES**

**COURT NO.: 2005-CV-199**

**SERVE AT:**

**RD 1 BOX 153-E**  
**ORANGEVILLE, PA 17859**

**a)TYPE OF ACTION**

**XX Notice of Sheriff's Sale**

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

**PLEASE POST THE HANDBILL.**

**SERVED**

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

\_\_\_ Defendant personally served.

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

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

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

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

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

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

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

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

**SHERIFF**

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

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

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

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

**SHERIFF**

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

**I.DEPUTIZED SERVICE**

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

**SHERIFF**

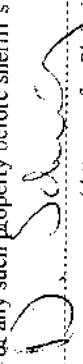
By: \_\_\_\_\_ Deputy Sheriff

**ATTORNEY FOR PLAINTIFF**


**DANIEL G. SCHMIEG, ESQUIRE**  
**I.D.#62205**

**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**(215)563-7000**

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability o the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

  
..... (SEAL)  
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, ....., 20....., the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

  
..... (SEAL)  
Sheriff

....., 20 .....

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

Sir: — There will be placed in  
your hands

for service a Writ of ..... EXECUTION (REAL ESTATE) ....., styled as

follows: CHASE HOME FINANCE LLC, S/B/M TO CHASE  
MANHATTAN MORTGAGE CORPORATION vs JAMES C.  
CHARLES and NANCY JANE CHARLES, A/K/A NANCY J.  
CHARLES

The defendant will be found at .505 AUSTIN TRAIL A/K/A  
RD.1 BOX 153-E, ORANGEVILLE, PA 17859

..... Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found,  
what foods and chattels shall/ be seized and be levied upon. If real estate,  
attach five double spaced typed written copies of description as it shall  
appear on the new deed together with Street and Number of the premises.

Please do not furnish us with the old deed or mortgage.

See attached legal description.....

.....  
.....

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

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180360

CHECK NO  
443589

DATE	AMOUNT
08/02/2005	*****1,350.00

DEC 08/02/2005

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 90 days

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

*Travis S. Hallinan*

⑈443589⑈ ⑆036001808⑆36 150866 6⑈