

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Deutsche Bank NT vs Robert & Karen Pierce

NO. 110-05 ED NO. 32105 JD

DATE/TIME OF SALE: 11-9-05 1100

BID PRICE (INCLUDES COST) \$ 298,91

POUNDAGE - 2% OF BID \$ 59,62

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3040,53

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

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

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

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 3040,53

LESS DEPOSIT: \$ 1350,00

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

TOTAL DUE IN 8 DAYS \$ 1690,53

# SHERIFF'S SALE COST SHEET

Deutsche Bank NT vs. Robert & Karen Pierce  
 NO. 110-05 ED NO. 321-05 JD DATE/TIME OF SALE 11-9-05 1100

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>24.00</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>15.00</u>
TOTAL ***** \$ <u>425.00</u>	

WEB POSTING	2672 \$150.00
PRESS ENTERPRISE INC.	155 \$ <u>618.44</u>
SOLICITOR'S SERVICES	107 \$75.00
TOTAL ***** \$ <u>843.44</u>	

PROTHONOTARY (NOTARY)	2640 \$10.00
RECORDER OF DEEDS	71 \$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>273.19</u>
SCHOOL DIST. 20	15 \$ <u>779.82</u>
DELINQUENT 20	76 \$ <u>5.00</u>
TOTAL ***** \$ <u>1058.01</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>472.96</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>472.96</u>	

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

TOTAL COSTS (OPENING BID) \$ 2980.91

PHELAN HALLINAN & SCHMIEG, LLP

1617 John F. Kennedy Boulevard  
Suite 1400  
Philadelphia, PA 19103-1814  
215-563-7000  
Fax: 215-563-8656

Katherine Trautz  
Legal Assistant, ext. 1385

Representing Lenders in  
Pennsylvania and New Jersey

November 16, 2005

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

Re: PIERCE, ROBERT AND KAREN  
410 EAST 8TH STREET  
BERWICK, PA 18603  
No. 2005-CV-321

Dear Sir or Madam:

With reference to the above captioned property, which was knocked-down to Daniel G. Schmieg as "attorney-on-the-writ", please prepare the Sheriff's Deed to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, 11200 WEST PARKLAND AVE., MILWAUKEE, WI, 53224.

Settlement for funds due to your office will be forwarded shortly.

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

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

Thank you in advance for your cooperation in this matter.

Yours truly,

  
Katherine Trautz

Enclosure

cc: LITTON LOAN SERVICING      Account No. 11443099

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

## REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

### RECORDER'S USE ONLY

State Tax Paid

Book Number

Zip Code Zip Code

Page Number

Date Recorded

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

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

Name	Telephone Number:		
Daniel G. Schmieg, Esquire	Suite 1400		
Area Code ( 215 ) 563-7000			
Street Address	City	State	Zip Code
One Penn Center at Suburban Station, 1617 JFK Blvd.	Philadelphia	PA	19103

### B TRANSFER DATA

Grantor(s)/Lessor(s)	Grantee(s)/Lessee(s)	
Timothy T. Chamberlain - Sheriff	DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE	
Columbia County Courthouse		
Street Address	Street Address	
P.O. Box 380, 35 W. Main Street	11200 WEST PARKLAND AVE.	
City	State	Zip Code
Bloomsburg	PA	17815
City	State	Zip Code
MILWAUKEE	WI	53224

### C PROPERTY LOCATION

Street Address	City, Township, Borough	
410 EAST 8TH STREET, BERWICK, PA 18603	BOROUGH OF BERWICK	
County	School District	Tax Parcel Number
Columbia	BERWICK	04-A-09-084

### D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
\$3,040.53	+ -0-	= \$3,040.53
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
\$15,842.00	x 3.26	= \$51,644.92

### E EXEMPTION DATA

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

2. Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession

(Name of Decedant)

(Estate File Number)

☐ Transfer to Industrial Development Agency.

☐ Transfer to a Trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)

☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 200010571.

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

☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

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

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

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

Signature of Correspondent or Responsible Party

Daniel G. Schmieg, ESQUIRE

Date:

11/16/05

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

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTIVE PAPER WITH MICROPRINTED BORDER

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

COMMERCE BANK  
PHILADELPHIA, PA 19148

3-180/360

CHECK NO  
473580

Pay ONE THOUSAND SIX HUNDRED NINETY AND 53/100 DOLLARS

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

DATE	AMOUNT
01/06/2006	*****1,690.53

DEB 31060006

Void after 180 days

*Travis S. Hallinan*

THIS DOCUMENT CONTAINS NEARLY SENSITIVE INFORMATION. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈473580⑈ ⑆036001808⑆36 150866 6⑈

Security Features Included

100% Cotton Laid

PHELAN HALLINAN & SCHMIEG

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

215-563-7000

Fax: 215-563-8656

Gen Mautz  
Legal Assistant, ext. 1409

Representing Lenders in  
Pennsylvania and New Jersey

January 6, 2006

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

Re: PIERCE, ROBERT & KAREN  
410 EAST 8TH STREET  
BERWICK, PA 18603  
No. 2005-CV-321-MF

Dear Sir or Madam:

With reference to the above captioned property, there is an unpaid balance to your office in the amount of \$1,690.53. Enclosed you will find a check made out to your office in this amount to cover the unpaid balance.

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

Thank you in advance for your cooperation in this matter.

Yours truly,

Gen Mautz  
Enclosure

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

**COLUMBIA COUNTY  
SHERIFF'S OFFICE**

# Fax

**To:** Katherine Trautz

**From:** Sheriff Timothy T. Chamberlain

**Fax:**

**Date:** December 6, 2005

**Phone:**

**Pages:** 5

**Re:** Kendricks, Piercel foreclosures

**CC:**

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

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**•Comments:**

**I have received deed instructions for MERS v Raymond & Kimberly Kendricks, however I have not received cost due in the amt. of \$1,616.49**


**I have received deed instructions for Deutsche Bank NT v Robert & Karen Pierce, however I have not received cost due in the amt. of \$1,690.53**

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.

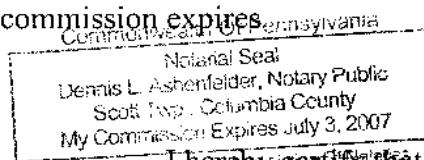
.....  


Sworn and subscribed to before me this 30 day of November 20, 05.

.....  


(Notary Public)

My commission expires



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

.....



116

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: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE  
v. ROBERT G. PIERCE, A/K/A ROBERT GERALD PIERCE, JR., A/K/A  
ROBERT G. PIERCE, JR. and KAREN PIERCE, A/K/A KAREN A. PIERCE  
COLUMBIA COUNTY, NO. 2005-CV-321

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

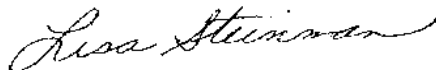
Enclosed please find the following:

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: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE

) CIVIL ACTION

vs.

ROBERT G. PIERCE, A/K/A  
ROBERT GERALD PIERCE, JR., A/K/A

ROBERT G. PIERCE, JR.

) CIVIL DIVISION

KAREN PIERCE, A/K/A

KAREN A. PIERCE

) NO. 2005-CV-321

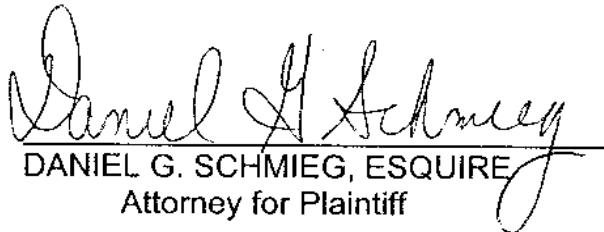
**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF COLUMBIA )

SS:

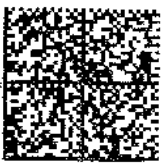
I, DANIEL G. SCHMIEG, ESQUIRE attorney for **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE** hereby verify that on **9/2/05** true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: October 12, 2005

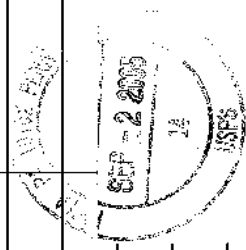
  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

**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	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 R090, S913 and S921 for limitations of coverage.
1	****	Tenant/Occupant 410 EAST 8TH STREET BERWICK, PA 18603		
2		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. Box 380 Bloomsburg, PA 17815		
4				
5				
6				
7				
8				
9				
10				
11				
12				
RE: ROBERT G. PIERCE A/K/A ROBERT GERALD PIERCE, JR. A/K/A ROBERT G. PIERCE, JR. TEAM 3				
Total Number of Pieces Listed By Sender				
Total Number of Pieces Received at Post Office				



UNITED STATES POSTAGE  
 02 1A  
 0004300377  
 MAILED FROM ZIP CODE 19103  
 \$ 00.90<sup>00</sup>  
 SEP 02 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) 784-6300

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

DEUTSCHE BANK NATIONAL TRUST CO.

VS.

ROBERT & KAREN PIERCE

WRIT OF EXECUTION #110 OF 2005 ED

POSTING OF PROPERTY

October 3, 2005      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF ROBERT & KAREN PIERCE AT 410 E. 8<sup>TH</sup> STREET BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF KRISTOPHER KEEFER.

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) 784-6388

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE

VS

Docket # 110ED2005

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

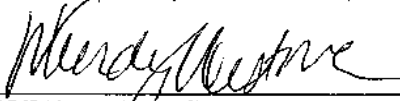
ROBERT G. PIERCE AKA ROBERT GERALD  
PIERCE, JR. AKA ROBERT G. PIERCE, JR.  
KAREN PIERCE AKA KAREN A. PIERCE

AFFIDAVIT OF SERVICE

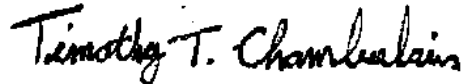
NOW, THIS TUESDAY, AUGUST 30, 2005, AT 5:40 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON ROBERT PIERCE AT 214 E. 6TH  
ST., BERWICK BY HANDING TO HEATHER BRIDLE, GIRLFRIEND, A TRUE AND ATTESTED  
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, OCTOBER 03, 2005

  
NOTARY PUBLIC

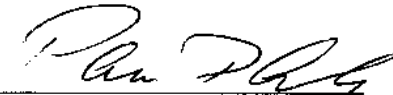




X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

X

  
P. D'ANGELO  
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

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE

VS

Docket # 110ED2005

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

ROBERT G. PIERCE AKA ROBERT GERALD  
PIERCE, JR. AKA ROBERT G. PIERCE, JR.  
KAREN PIERCE AKA KAREN A. PIERCE

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, AUGUST 30, 2005, AT 5:40 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON ROBERT PIERCE AT 214 E. 6TH  
ST., BERWICK BY HANDING TO HEATHER BRIDLE, GIRLFRIEND, 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, OCTOBER 03, 2005

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

*Timothy T. Chamberlain*

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

X\_\_\_\_\_  
P. D'ANGELO  
DEPUTY SHERIFF

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

Office of the Sheriff  
COLUMBIA County Courthouse

Re: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE v. ROBERT G. PIERCE,  
A/K/A ROBERT GERALD PIERCE, JR., A/K/A ROBERT G. PIERCE, JR. and KAREN PIERCE  
A/K/A KAREN A. PIERCE  
No. 321CV2005  
Premises: 410 EAST 8TH STREET, BERWICK, PA 18603

Dear Sir/madam,

Please find attached a copy of the original Affidavit(s), which has been sent for  
filing with the COLUMBIA Prothonotary's Office as of the date of this letter.

Yours truly,

*Nicole Kuchman*

Nicole Kuchman  
for Federman and Phelan, LLP

**\*\*\*PROPERTY IS LISTED FOR THE NOVEMBER 9, 2005 SHERIFF'S  
SALE.\*\*\***

**AFFIDAVIT OF SERVICE**

WJT

**Plaintiff: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE**

**COLUMBIA County  
No 2005-CV-321-MF**

**Defendant(s): ROBERT G. PIERCE A/K/A ROBERT GERALD PIERCE, JR. A/K/A ROBERT G. PIERCE, JR.  
KAREN PIERCE A/K/A KAREN A. PIERCE**

**Our File #112292  
Type of Action  
- Notice of Sheriff's Sale**

**Address: 214 EAST 6TH STREET  
BERWICK, PA 18603**

**Sale Date: November 9, 2005**

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

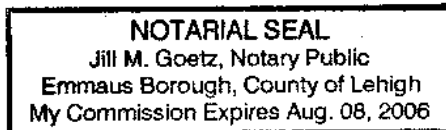
*Robert G. Pierce A/K/A SERVED  
Robert Gerald Pierce, Jr. A/K/A*

Served and made known to Robert G. Pierce, Jr., Defendant, on the 10<sup>th</sup> day of September, 2005, at 9:45 o'clock A.m., at 214 East 6<sup>th</sup> Street, Commonwealth of Pennsylvania, in the Berwick, PA 18603 manner described below:

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

Description: Age 45<sup>+</sup> Height 5'6"<sup>+</sup> Weight 220<sup>+</sup> Race W Sex M Other \_\_\_\_\_

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



Sworn to and subscribed before me this 12<sup>th</sup> day of September, 2005.  
Notary: J. M. Goetz

By: D. Huber

**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



DATE:

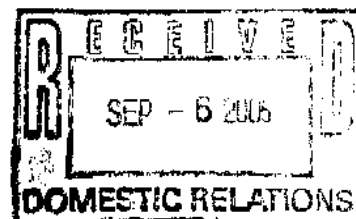
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE

vs.

ROBERT G. PIERCE A/K/A ROBERT GERALD PIERCE, JR. A/K/A ROBERT G.  
PIERCE, JR.  
KAREN PIERCE A/K/A KAREN A. PIERCE

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

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



OWNER(S): ROBERT G. PIERCE A/K/A ROBERT GERALD PIERCE, JR.  
A/K/A ROBERT G. PIERCE, JR.  
KAREN PIERCE A/K/A KAREN A. PIERCE

PROPERTY: 410 EAST 8TH STREET  
BERWICK, PA 18603

Improvements: Residential dwelling

Judgment Amount: \$65,125.60

COLUMBIA COUNTY

NO. 2005-CV-321-MF

The above-captioned property is scheduled to be sold at the Columbia County Sheriff's Sale on 11/9/05, at the Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815 at 11:00am.

Our records indicate that you may hold a mortgage, judgment, or other interest on the property, which may be extinguished by the sale. You may wish to attend the sale to protect your interests. If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY**, as we are not permitted to give you legal advice.

The Sheriff will file a schedule of Distribution on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

## 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:

NAME DATE OF BIRTH SOCIAL SECURITY#

Robert G. Pierce Jr. 12-31-63 195 564989

DATE: 9/6/05

REQUESTOR: Shor: H/Deutsche Bank  
Print Name

2005-CV-321-MF  
Signature

## II. Lien information (To be provided by DRS)

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

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

X 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.

Amount of Overdue Support

Next Due Date

Next Payment Amount

42.50

Date: 9/6/05

BY: [Signature]

TITLE: Cust SVS

Certified from the record

this 6 day of Sept 2005

Gail R. Jordon

Director Domestic Relations Section

[Signature]

<p><b>Article Number</b> (Transfer from service label)</p> <p><b>2004</b></p>	<p><b>Domestic Return</b></p> <p><b>Form 3811, February 2004</b></p>	<p><b>1. Article Addressed to:</b></p> <p>COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230</p>
<p><b>Article Addressed to:</b></p> <p>U.S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 800 MARKET STREET- 5TH FLOOR PHILADELPHIA, PA 19107</p>		<p><b>3. Service Type</b></p> <p><input checked="" type="checkbox"/> Certified Mail      <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered      <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail      <input type="checkbox"/> C.O.D.</p> <p><b>4. Restricted Delivery? (Extra Fee)</b>      <input type="checkbox"/> Yes</p>
<p><b>2. Article Number</b> (Transfer from service label)</p> <p><b>2004 2890 0001 4116 2234</b></p>		

PS Form 3811, February 2004
Domestic Return Receipt
102595-02-M-11

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/19/2005

SERVICE# 2 - OF - 13 SERVICES  
DOCKET # 110ED2005

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE

DEFENDANT ROBERT G. PIERCE AKA ROBERT GERALD PIERCE, JR.  
AKA ROBERT G. PIERCE, JR.  
KAREN PIERCE AKA KAREN A. PIERCE  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>
KAREN PIERCE
214 E 6TH ST.
BERWICK

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

SERVED UPON KAREN PIERCE 1200 1ST AVE  
2FL

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

DATE 08/31/05 TIME 1115 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

08/30/05

1755

S-5

4/c

08/31/05

445

S-

DEPUTY

P. A. DeLo DATE 08/31/05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 8/19/2005

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 110ED2005

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE

DEFENDANT ROBERT G. PIERCE AKA ROBERT GERALD PIERCE, JR.  
AKA ROBERT G. PIERCE, JR.  
KAREN PIERCE AKA KAREN A. PIERCE  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON DGB MILLER

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

DATE 08-26-05 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

Ran Dill

DATE

08-26-05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/19/2005

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 110ED2005

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE

DEFENDANT ROBERT G. PIERCE AKA ROBERT GERALD PIERCE, JR.  
AKA ROBERT G. PIERCE, JR.  
KAREN PIERCE AKA KAREN A. PIERCE  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>
ROBERT PIERCE
214 E. 6TH ST.
BERWICK

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

SERVED UPON ASATHER BRIDLE

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

DATE 08/30/05 TIME 1740 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

08/29/05

1315

S-5

4/6

DEPUTY

Pat Felt

DATE

08/31/05



August 30, 2005

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

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE**

**VS**

**ROBERT G. PIERCE AKA ROBERT GERALD PIERCE, JR. AKA  
ROBERT G. PIERCE, JR.  
KAREN PIERCE AKA KAREN A. PIERCE**

**DOCKET # 110ED2005**

**JD # 321JD2005**

Dear Timothy:

The balance on sewer account #108644 for the property located at 410 East 8<sup>th</sup> Street, Berwick through November 2005 is \$472.96.

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

## 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:

NAME DATE OF BIRTH SOCIAL SECURITY#  
Robert G Pierce Jr 12/31/63 195-56. 4989

DATE: 8/29/05

REQUESTOR: Sheriff  
Print Name

JD# 321 JD 2005  
Signature

## II. Lien information (To be provided by DRS)

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

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

X 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.

Amount of Overdue Support Next Due Date Next Payment Amount  
42.50 \_\_\_\_\_

Date: 8/29/05

BY: [Signature]

TITLE: Cust Svs.

Certified from the record  
this 29 day of Aug 2005  
Gail K. Jordan  
Director of Domestic Relations Section  
By: [Signature]





SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17015  
FAX: (717) 389-0125

PHONE  
(717) 389-0122

24 HOUR PHONE  
(717) 389-4300

Friday, August 26, 2005

DOMESTIC RELATIONS  
702 SAWMILL ROAD  
BLOOMSBURG, PA 17815

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE  
VS  
ROBERT G. PIERCE AKA ROBERT GERALD PIERCE, JR. AKA ROBERT G.  
PIERCE, JR.  
KAREN PIERCE AKA KAREN A. PIERCE

DOCKET # 110ED2005

JD # 321JD2005

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 8/19/2005

SERVICE# 3 - OF - 13 SERVICES  
DOCKET # 110ED2005

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE

DEFENDANT ROBERT G. PIERCE AKA ROBERT GERALD PIERCE, JR.  
AKA ROBERT G. PIERCE, JR.  
KAREN PIERCE AKA KAREN A. PIERCE  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>
TENANT(S)
410 E. 8TH ST.
BERWICK

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

SERVED UPON VACANT / PERSON

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

DATE 08/29/05 TIME 1245 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

*T. Chamberlain*

DATE 08/29/05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/19/2005

SERVICE# 5 - OF - 13 SERVICES  
DOCKET # 110ED2005

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE

DEFENDANT ROBERT G. PIERCE AKA ROBERT GERALD PIERCE, JR.  
AKA ROBERT G. PIERCE, JR.  
KAREN PIERCE AKA KAREN A. PIERCE  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	WRIT OF EXECUTION - MORTGAGE
1108 FREAS AVE.	FORECLOSURE
BERWICK	

SERVED UPON Kelly Green

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

DATE 08/29/05 TIME 1045 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

08/29/05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 8/19/2005

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 110ED2005

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE

DEFENDANT ROBERT G. PIERCE AKA ROBERT GERALD PIERCE, JR.  
AKA ROBERT G. PIERCE, JR.  
KAREN PIERCE AKA KAREN A. PIERCE  
ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

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

SERVED UPON CONNIE GINGER

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

DATE 08/29/05 TIME 1130 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

08/29/05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 8/19/2005

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 110ED2005

PLAINTIFF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE

DEFENDANT ROBERT G. PIERCE AKA ROBERT GERALD PIERCE, JR.  
AKA ROBERT G. PIERCE, JR.

ATTORNEY FIRM KAREN PIERCE AKA KAREN A. PIERCE  
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 LEVAN

RELATIONSHIP CSR SERV IDENTIFICATION \_\_\_\_\_

DATE 08/29/05 TIME 0905 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

08/29/05



COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:26-AUG-05

FEE:\$5.00

CERT. NO:1187

PIERCE ROBERT G & KAREN JR  
214 EAST 6TH STREET  
BERWICK PA 18603

DISTRICT: BERWICK BORO  
DEED  
LOCATION: 410 E 8TH ST LOT 5  
PARCEL: 04A-09 -084-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2003	PRIM	0.00	0.00		0.00	0.00
2004	PRIM	0.00	0.00		0.00	0.00
TOTAL DUE :						\$0.00

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: November ,2005

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2004

REQUESTED BY:

Timothy I. Chamberlain, Sheriff  
dm.

# REAL ESTATE OUTLINE

ED # 110-05

DATE RECEIVED 8-19-05  
DOCKET AND INDEX 8-26-05  
SET FILE FOLDER UP 8-28-05

## 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# 446100

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

SALE DATE Nov. 9, 05 TIME 11:00  
POSTING DATE Oct. 5, 05  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Oct. 17  
2<sup>ND</sup> WEEK 26  
3<sup>RD</sup> WEEK Nov. 2, 05



# SHERIFF'S SALE

WEDNESDAY NOVEMBER 9, 2005 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 110 OF 2005 ED AND CIVIL WRIT NO. 321 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'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a point on the South side of Eighth Street East of Walnut, at the corner of Lot No. 3; thence 165 feet South along Lot No. 3 to Seventh Street; thence East along Seventh Street 49.5 feet to the corner of Lot No. 7; thence North along the line of Lot No. 7, 165 feet to Eighth Street; thence West along Eighth Street 49.5 feet to the corner of Lot No. 3; the place of beginning.

BEING THE SAME premises which Cathy J. Maneval and William J. Maneval, husband and wife by Deed dated 10/11/1996 and recorded 10/11/1996 in the County of Columbia in Deed Book 638, Page 1020 conveyed unto Robert G. Pierce, Jr. and Karen Pierce, husband and wife, in fee.

Tax Parcel #O4A-09-084

TITLE TO SAID PREMISES IS VESTED IN Robert G. Pierce, Jr. & Karen Pierce, husband and wife, by Deed from Cathy J. George n/k/a Cathy J. Maneval & William J. Maneval, husband and wife, Dated 10/11/1996 and Recorded 10/11/1996 in Deed Book 638, Page 1020.

## 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 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 110 OF 2005 ED AND CIVIL WRIT NO. 321 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'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece and parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania bounded and described as follows, to wit: BEGINNING at a point on the South side of Eighth Street East of Walnut, at the corner of Lot No. 3; thence 165 feet South along Lot No. 3 to Seventh Street; thence East along Seventh Street 49.5 feet to the corner of Lot No. 7; thence North along the line of Lot No. 7, 165 feet to Eighth Street; thence West along Eighth Street 49.5 feet to the corner of Lot No. 3; the place of beginning.

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Tax Parcel #04A-09-084

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## TERMS OF SALE

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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 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 110 OF 2005 ED AND CIVIL WRIT NO. 321 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'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING at a point on the South side of Eighth Street East of Walnut, at the corner of Lot No. 3; thence 165 feet South along Lot No. 3 to Seventh Street; thence East along Seventh Street 49.5 feet to the corner of Lot No. 7; thence North along the line of Lot No. 7, 165 feet to Eighth Street; thence West along Eighth Street 49.5 feet to the corner of Lot No. 3; the place of beginning.

BEING THE SAME premises which Cathy J. Maneval and William J. Maneval, husband and wife by Deed dated 10/11/1996 and recorded 10/11/1996 in the County of Columbia in Deed Book 638, Page 1020 conveyed unto Robert G. Pierce, Jr. and Karen Pierce, husband and wife, in fee.

Tax Parcel #O4A-09-084

TITLE TO SAID PREMISES IS VESTED IN Robert G. Pierce, Jr. & Karen Pierce, husband and wife, by Deed from Cathy J. George n/k/a Cathy J. Maneval & William J. Maneval, husband and wife, Dated 10/11/1996 and Recorded 10/11/1996 in Deed Book 638, Page 1020.

## 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

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE

Plaintiff

vs.

ROBERT G. PIERCE A/K/A ROBERT  
GERALD PIERCE, JR. A/K/A ROBERT  
G. PIERCE, JR.  
KAREN PIERCE A/K/A KAREN A.  
PIERCE

Defendant(s)

: COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PA  
:  
: NO: 2005-CV-321-MF

: WRIT OF EXECUTION  
: (MORTGAGE FORECLOSURE)

*What*  
*2005 ED 110*

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: 410 EAST 8TH STREET  
BERWICK, PA 18603

(see attached legal description)

Amount Due \$65,125.60

Interest from 8/16/05 \$  
to sale date  
(per diem-\$10.71)

Total \$ Plus Costs as endorsed.

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

Dated: *8/19/2005* **Proth. & Clk. Of Sov. Courts**  
(Seal) **My Com. Ex. 1st Mon. Jan 2008**

## DESCRIPTION

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BEGINNING at a point on the South side of Eighth Street East of Walnut, at the corner of Lot No. 3; thence 165 feet South along Lot No. 3 to Seventh Street; thence East along Seventh Street 49.5 feet to the corner of Lot No. 7; thence North along the line of Lot No. 7, 165 feet to Eighth Street; thence West along Eighth Street 49.5 feet to the corner of Lot No. 3; the place of beginning.

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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**

**DEUTSCHE BANK NATIONAL**  
**TRUST COMPANY, AS TRUSTEE**

**Plaintiff**

**vs.**

**ROBERT G. PIERCE**  
**A/K/A ROBERT GERALD PIERCE, JR.**  
**A/K/A ROBERT G. PIERCE, JR.**  
**KAREN PIERCE A/K/A KAREN A.**  
**PIERCE**

**Defendant(s)**

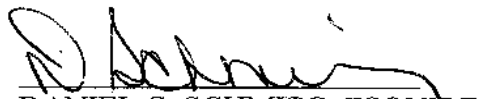
**: COLUMBIA County**  
**:**  
**: Court of Common Pleas**  
**:**  
**: CIVIL DIVISION**  
**:**  
**: NO. 2005-CV-321-MF**  
**:**  
**:**  
**:**

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

DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE

Plaintiff

vs.

ROBERT G. PIERCE  
A/K/A ROBERT GERALD PIERCE, JR.  
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Defendant(s)

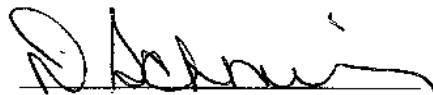
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DANIEL G. SCHMIEG, ESQUIRE, hereby states that he is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 and that the following is:

- ☐ 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 unlawful falsification to authorities.

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

Phelan Hallinan & Schmieg, LLP.

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

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE

Plaintiff

vs.

ROBERT G. PIERCE  
A/K/A ROBERT GERALD PIERCE, JR.  
A/K/A ROBERT G. PIERCE, JR.  
KAREN PIERCE A/K/A KAREN A.  
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Defendant(s)

: COLUMBIA County  
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: NO. 2005-CV-321-MF  
:

**AFFIDAVIT PURSUANT TO RULE 3129**

**(Affidavit No. 1)**

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE**, 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 **410 EAST 8TH STREET, BERWICK, PA 18603**.

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

NAME

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

ROBERT G. PIERCE  
A/K/A ROBERT GERALD PIERCE, JR.  
A/K/A ROBERT G. PIERCE, JR.

214 EAST 6TH STREET  
BERWICK, PA 18603

KAREN PIERCE  
A/K/A KAREN A. PIERCE

214 EAST 6TH STREET  
BERWICK, PA 18603

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

NAME

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

**SAME AS ABOVE**

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

  
DANIEL G. SCHMIEG, ESQUIRE



Date: **8/15/05**

**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**

**DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE**

**Plaintiff**

**vs.**

**ROBERT G. PIERCE  
A/K/A ROBERT GERALD PIERCE, JR.  
A/K/A ROBERT G. PIERCE, JR.  
KAREN PIERCE  
A/K/A KAREN A. PIERCE**

**Defendant(s)**

**: COLUMBIA County  
:  
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:  
: CIVIL DIVISION  
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: NO. 2005-CV-321-MF  
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**AFFIDAVIT PURSUANT TO RULE 3129.1**

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**214 EAST 6TH STREET  
BERWICK, PA 18603**

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

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LAST KNOWN ADDRESS

**SAME AS ABOVE**

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

NAME

LAST KNOWN ADDRESS

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

NAME

LAST KNOWN ADDRESS

NONE

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**

**410 EAST 8TH STREET  
BERWICK, PA 18603**

**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF WELFARE**

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

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

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

DATE: 8/15/05

Phelan Hallinan & Schmieg, L.L.P.  
By: DANIEL G. SCHMIEG  
Identification No. 62205  
One Penn Center at Suburban Station  
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ATTORNEY FOR PLAINTIFF

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE

Plaintiff

vs.

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A/K/A ROBERT G. PIERCE, JR.  
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Defendant(s)

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DANIEL G. SCHMIEG, ESQUIRE

: COLUMBIA County  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION

: NO. 2005-CV-321-MF  
:  
: COPY'S

Date: **8/15/05**

**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**

**DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE**

**Plaintiff**

**vs.**

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A/K/A ROBERT G. PIERCE, JR.  
KAREN PIERCE  
A/K/A KAREN A. PIERCE**

**Defendant(s)**

**: COLUMBIA County  
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**LAST KNOWN ADDRESS**

**SAME AS ABOVE**

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NAME

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**NONE**

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

**NONE**

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

**NONE**

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

**DOMESTIC RELATIONS OF  
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE  
P.O. Box 380  
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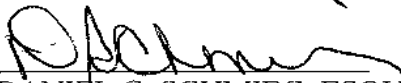
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DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

DATE: **8/15/05**

**Phelan Hallinan & Schmieg, L.L.P.**

**By: DANIEL G. SCHMIEG**

**Identification No. 62205**

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**(215) 563-7000**

**ATTORNEY FOR PLAINTIFF**

**DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE**

**Plaintiff**

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**Defendant(s)**

**: COLUMBIA County  
:  
: Court of Common Pleas  
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: CIVIL DIVISION  
:  
: NO. 2005-CV-321-MF**

**\*\*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**

**8/15/05**

**TO: ROBERT G. PIERCE A/K/A ROBERT GERALD PIERCE, JR. A/K/A ROBERT G. PIERCE, JR.  
KAREN PIERCE A/K/A KAREN A. PIERCE  
214 EAST 6TH STREET  
BERWICK, PA 18603**

Your house (real estate) at **410 EAST 8TH STREET, BERWICK, PA 18603**, is scheduled to be sold at the Sheriff's Sale on \_\_\_\_\_, at \_\_\_\_\_ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of **\$65,125.60** obtained by **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE** (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**

## DESCRIPTION

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

BEGINNING at a point on the South side of Eighth Street East of Walnut, at the corner of Lot No. 3; thence 165 feet South along Lot No. 3 to Seventh Street; thence East along Seventh Street 49.5 feet to the corner of Lot No. 7; thence North along the line of Lot No. 7, 165 feet to Eighth Street; thence West along Eighth Street 49.5 feet to the corner of Lot No. 3; the place of beginning.

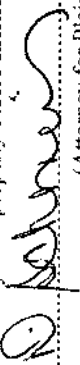
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Tax Parcel #04A-09-084

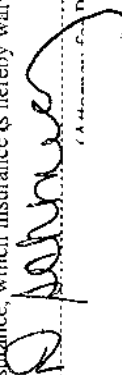
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WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability 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)  
(Attorney for Plaintiff(s))

HARRY A. ROADARMEL

COLUMBIA County, Pa.

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

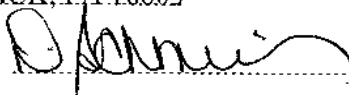
Sheriff

your hands

Sir: — There will be placed in

for service a Writ of \_\_\_\_\_EXECUTION (REAL ESTATE)\_\_\_\_\_, styled as follows: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE vs ROBERT G. PIERCE A/K/A ROBERT GERALD PIERCE, JR. A/K/A ROBERT G. PIERCE, JR. and KAREN PIERCE A/K/A KAREN A. PIERCE

The defendant will be found at 214 EAST 6TH STREET, BERWICK, PA 18603

 Attorney for Plaintiff

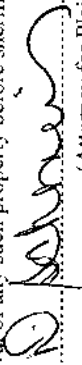
If Writ of Execution, state below where defendants will be found, what foods and chattels shall/ be seized and be levied upon. If real estate, attach five double spaced typed written copies of description as it shall appear on the new deed together with Street and Number of the premises.

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

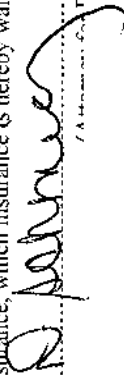
See attached legal description.....

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

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)  
(Plaintiff)

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

HARRY A. ROADARMEL

COLUMBIA County, Pa.

Sheriff

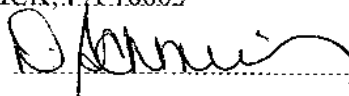
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See attached legal description.....

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

## DESCRIPTION

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

BEGINNING at a point on the South side of Eighth Street East of Walnut, at the corner of Lot No. 3; thence 165 feet South along Lot No. 3 to Seventh Street; thence East along Seventh Street 49.5 feet to the corner of Lot No. 7; thence North along the line of Lot No. 7, 165 feet to Eighth Street; thence West along Eighth Street 49.5 feet to the corner of Lot No. 3; the place of beginning.

BEING THE SAME premises which Cathy J. Maneval and William J. Maneval, husband and wife by Deed dated 10/11/1996 and recorded 10/11/1996 in the County of Columbia in Deed Book 638, Page 1020 conveyed unto Robert G. Pierce, Jr. and Karen Pierce, husband and wife, in fee.

Tax Parcel #04A-09-084

TITLE TO SAID PREMISES IS VESTED IN Robert G. Pierce, Jr. & Karen Pierce, husband and wife, by Deed from Cathy J. George n/k/a Cathy J. Maneval & William J/ Maneval, husband and wife, Dated 10/11/1996 and Recorded 10/11/1996 in Deed Book 638, Page 1020.

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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

DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE

Plaintiff

vs.

ROBERT G. PIERCE  
A/K/A ROBERT GERALD PIERCE, JR.  
A/K/A ROBERT G. PIERCE, JR.  
KAREN PIERCE A/K/A KAREN A.  
PIERCE

Defendant(s)

: COLUMBIA COUNTY  
:  
: Court of Common Pleas  
:  
: CIVIL DIVISION  
:  
: NO. 2005-CV-321-MF  
:  
:  
:

**VERIFICATION OF NON-MILITARY SERVICE**

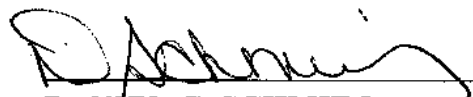
DANIEL G. SCHMIEG, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended

(b) that defendant **ROBERT G. PIERCE A/K/A ROBERT GERALD PIERCE, JR. A/K/A ROBERT G. PIERCE, JR.** is over 18 years of age and resides at **214 EAST 6TH STREET, BERWICK, PA 18603.**

(c) that defendant **KAREN PIERCE A/K/A KAREN A. PIERCE** is over 18 years of age, and resides at **214 EAST 6TH STREET, BERWICK, PA 18603.**

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

  
DANIEL G. SCHMIEG  
Attorney for Plaintiff

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER. SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES.

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

COMMERCE BANK  
PHILADELPHIA, PA 19148  
3-180/360

CHECK NO  
446100

JMO	08/15/2005
DATE	AMOUNT
08/15/2005	*****1,350.00

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

Void after 180 days

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

*Travis S. Williams*

⑈446100⑈ ⑆036001808⑆36 150866 6⑈