

SHERIFF'S SALE COST SHEET

Chase Home Finance vs. Lois Seesaltz Kathy Johnston
 NO. 122-05 ED NO. 970-05 JD DATE/TIME OF SALE 2-15-06 1100

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</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>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>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>445.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>646.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>871.00</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	\$ <u>146.58</u>
WATER 20	\$
TOTAL ***** \$ <u>146.58</u>	

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1659.58

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

Chose Home Finance vs Lois Seesoltz & Kathy Johnston

NO. 122-05 ED NO. 970-05 JD

DATE/TIME OF SALE: 2-15-06 1100

BID PRICE (INCLUDES COST) \$ 1659.58

POUNDAGE - 2% OF BID \$ 33.19

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1692.77

PURCHASER(S): David H. Smith, Esq. Agent For Bank

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 1692.77

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 342.77

GREENEN & BIRSIC, P. C.
ONE GATEWAY CENTER NINE WEST
PITTSBURGH, PA 15222-1416
412-281-7650

CITIZENS BANK
PENNSYLVANIA

107197

3-7815/380
835

2/16/2006

PAY TO THE
ORDER OF

Columbia County Sheriff

\$ **342.77

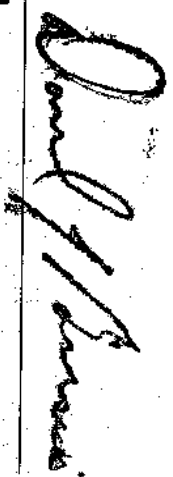
Three Hundred Forty-Two and 77/100***** DOLLARS

Columbia County Sheriff

MEMO 75-6970

CG

107197 1036076150 6101232550



GRENN & BIRSIC, P.C.
ATTORNEYS AT LAW

ONE GATEWAY CENTER
NINE WEST
PITTSBURGH, PENNSYLVANIA 15222

(412) 281-7650
FAX (412) 281-7657

February 16, 2006

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

ATTN: Real Estate Dept.

RE: Chase Home Finance LLC, s/b/m/t
Chase Manhattan Mortgage Corporation
vs.
Lois L. Seesoltz and Kathy S. Johnston
Docket No.: 2005-CV-970-MF
Sale Date: February 15, 2006

Dear Sir/Madam:

Enclosed please find a check in the amount of \$342.77, made payable to the Sheriff of Columbia County. This amount represents additional Sheriff Sale costs and/or taxes. Also enclosed are two (2) Realty Transfer Tax Statements of Value.

Please have the Sheriff's Deed recorded in the name of the following:

Chase Home Finance LLC, s/b/m/t
Chase Manhattan Mortgage Corporation
3415 Vision Drive
Columbus, OH 43219

Please return the recorded Sheriff's Deed to our office in the enclosed envelope. If you have any questions, or require additional information, please contact my office.

Very truly yours,


Carolyn Grimes
Paralegal

Enclosures



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name Kristine M. Anthou, Esquire		Grenen & Birsic, P.C.		Telephone Number: (412) 281-7650	
Street Address One Gateway Center, Ninth Floor		City Pittsburgh		State PA	Zip Code 15222

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s) Columbia County Sheriff			Grantee(s)/Lessee(s) Chase Home Finance LLC, s/b/m/t Chase Manhattan Mortgage Corporation		
Street Address P.O. Box 380			Street Address 3415 Vision Drive		
City Bloomsburg	State PA	Zip Code 17815	City Columbus	State OH	Zip Code 43219

C. PROPERTY LOCATION

Street Address 226 Raseley Street		City, Township, Borough Berwick Borough	
County Columbia	School District Berwick Borough	Tax Parcel Number 04C-03-143-00	

D. VALUATION DATA

1. Actual Cash Consideration 1,659.58	2. Other Consideration +	3. Total Consideration = 1,659.58
4. County Assessed Value 21,859.00	5. Common Level Ratio Factor X 3.26	6. Fair Market Value = 71,260.34

E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100.00	1b. Percentage of Interest Conveyed 100%
---	---

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ 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.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 677, Page Number 338.
- ☐ 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.) _____

100% Exemption for a transfer to the holder of a mortgage in default acquired through judicial sale pursuant to 72 P.S. Section 3108 (C) (3) (16)

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

Date

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

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brandon R. Eyerly, Publisher, 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 January 25; February 1, 8, 2006 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.

Brandon R. Eyerly

Sworn and subscribed to before me this 9th day of February, 2006.

Dennis L. Ashenfelter

(Notary Public)
Commonwealth of Pennsylvania
My commission expires
Dennis L. Ashenfelter, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
Member, Pennsylvania Association Of Notaries

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

<p>1. Article Addressed to:</p> <p>U.S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 900 MARKET STREET- 5TH FLOOR PHILADELPHIA, PA 19107</p>	<p>2. Article Number (Transfer from service label)</p> <p>7004 2890 0001 4115 8312</p>	<p>102595-02-M-1</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>
<p>3. Service Type</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>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	<p>102595-02-M-1</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>	
<p>1. Article Addressed to:</p> <p>Merchants Lending Inc. 6073 W. 44th Ave., Ste. 202 Wheat Ridge, CO 80033</p>	<p>2. Article Number (Transfer from service label)</p> <p>7004 2890 0001 4115 8244</p>	<p>102595-02-M-1</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>
<p>3. Service Type</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>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	<p>102595-02-M-1</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>	
<p>1. Article Addressed to:</p> <p>INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106</p>	<p>2. Article Number (Transfer from service label)</p> <p>7004 2890 0001 4115 8336</p>	<p>102595-02-M-1</p> <p>Domestic Return Receipt</p> <p>PS Form 3811, February 2004</p>

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

7004 2890 0001 4115 8305

PS Form 3811, February 2004

Domestic Return Receipt

102395-02-M-11

SENDER: COMPLETE THIS SECTION

- Complete items 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:

PA Dept. of Revenue
Dept. 280601
Harrisburg, PA 17128

2. Article Number

(Transfer from service label)

7004 2890 0001 4115 8138

PS Form 3811, February 2004

Domestic Return Receipt

102395-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature

James J. [Signature] ☒ Agent ☐ Address

B. Received by (Printed Name)

Oct 20 2005

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *James J. [Signature]* ☒ Agent ☐ Address

B. Received by (Printed 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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

CHASE HOME FINANCE, LLC, s/b/m/t
CHASE MANHATTAN MORTGAGE
CORPORATION,

Plaintiff,

vs.

LOIS L. SEESOLTZ and
KATHY S. JOHNSTON,

Defendants.

CIVIL DIVISION

ISSUE NUMBER:

NO.: 2005-CV-970-MF

TYPE OF PLEADING:

Pa. R.C.P. RULE 3129.2(c)(2)
PURSUANT TO RULE 3129.1
LIENHOLDER AFFIDAVIT OF
SERVICE

CODE -

FILED ON BEHALF OF PLAINTIFF:

Chase Home Finance, LLC, s/b/m/t Chase
Manhattan Mortgage Corporation

COUNSEL OF RECORD FOR THIS
PARTY:

Kristine M. Anthou, Esquire
Pa. I.D. #77991

GRENN & BIRSIC, P.C.
One Gateway Center
Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

SALE DATE: 2/15/06

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY PENNSYLVANIA

CHASE HOME FINANCE, LLC, s/b/m/t
CHASE MANHATTAN MORTGAGE
CORPORATION,

CIVIL DIVISION

NO.: 2005-CV-970-MF

Plaintiff,

vs.

LOIS L. SEESOLTZ and
KATHY S. JOHNSTON,

Defendants.

Pa. R.C.P. RULE 3129.2(c)(2)
LIENHOLDER AFFIDAVIT OF SERVICE

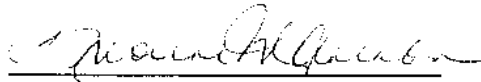
I, Kristine M. Anthou, Esquire, Attorney for Plaintiff, Chase Home Finance, LLC, s/b/m/t Chase Manhattan Mortgage Corporation, being duly sworn according to law, deposes and makes the following Affidavit regarding service of the notice of the sale of real property on all persons named in Paragraphs 3 through 7 of Plaintiff's Affidavit Pursuant to Rule 3129.1 as follows:

1. By letters dated October 21, 2005, undersigned counsel served all persons (other than the Plaintiff) named in Paragraphs 3 through 7 of Plaintiff's Affidavit Pursuant to Rule 3129.1 with a notice of the sale of real property by ordinary mail at the respective addresses set forth in the Affidavit Pursuant to Rule 3129.1. True and correct copies of said Affidavit Pursuant to Rule 3129.1 and Certificates of Mailing and any letters, if returned as of this date, are marked Exhibit "A", attached hereto, and made a part hereof.

I verify that the facts contained in this Affidavit are true and correct based upon my personal knowledge, information and belief.

GRENN & BIRSIC, P.C.

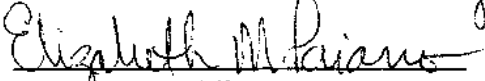
BY:



Kristine M. Anthou, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

Sworn to and subscribed before

me this 12th day of January, 2006.


Notary Public

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Elizabeth M. Paiano, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires Jan. 6, 2008

Member, Pennsylvania Association Of Notaries

EXHIBIT A

226 Raseley Street
Berwick, PA 18603

2. The name and address of the defendants in the judgment:

Lois L. Seesoltz and
Kathy S. Johnston

226 Raseley Street
Berwick, PA 18603

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

Chase Home Finance, LLC, s/b/m/t
Chase Manhattan Mortgage Corporation

PLAINTIFF

4. The name and address of the last record holder of every mortgage of record:

Chase Home Finance, LLC, s/b/m/t
Chase Manhattan Mortgage Corporation

PLAINTIFF

American General Financial Services, Inc. 132 Front Street
Berwick, PA 18603

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

Columbia County Domestic Relations

P.O. Box 380
Bloomsburg, PA 17815

PA Department of Revenue

Bureau of Individual Taxes
Inheritance Tax Division, Dept. 280601
Harrisburg, PA 17128-0601

Commonwealth of Pennsylvania

Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

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

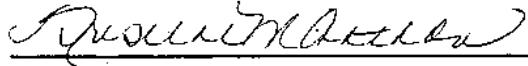
NONE

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

Tenants

226 Raseley Street
Berwick, PA 18603

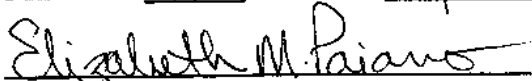
I verify that the statements made in the Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. §4904 relating to unsworn falsification to authorities.



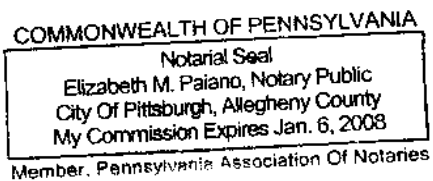
Kristine M. Anthou, Esquire
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 27th DAY OF September 2005.



Notary Public



Name and Address of Sender

Grenen & Birsic, P.C.
One Gateway Center, 9th Floor
Pittsburgh, PA 15222

Check type of mail or service:

- ☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured

- ☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp Here

(If issued as a certificate of mailing, or for additional copies of this bill) Postmark and Date of Receipt

Article Number

Addressee (Name, Street, City, State, & Zip Code)

Postage

Fee

Handling Charge

Actual Value If Registered

Insured Value

Due Sender if COD

DC Fee

SC Fee

SH Fee

RD Fee

RR Fee

1. American General Financial Services, Inc.

132 Front Street
Berwick, PA 18603

.37

.30

2. Columbia County Domestic Relations

P.O. Box 380
Bloomsburg, PA 17815

.37

.30

3. PA Department of Revenue

Bureau of Individual Taxes
Inheritance Tax Division, Dept. 280601
Harrisburg, PA 17128-0601

.37

.30

4. Commonwealth of Pennsylvania

Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

.37

.30

5. Tenants

226 Raseley Street
Berwick, PA 18603

.37

.30

6. Current Occupant

226 Raseley Street
Berwick, PA 18603

.60

.30

7. Lois L. Seesoltz

226 Raseley Street
Berwick, PA 18603

.60

.30

8. Kathy S. Johnston

226 Raseley Street
Berwick, PA 18603

.60

.30

Total Number of Pieces Listed by Sender

8

Postmaster, Per (Name of receiving employee)

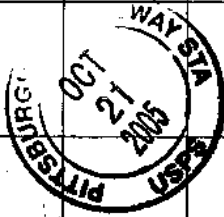
W. J. [Signature]

PS Form 3877, February 2002 (Page 1 of 2)

75-6970 Seesoltz NOS SD

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse



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.

LOIS SEESOLTZ AND KATHY JOHNSTON

WRIT OF EXECUTION #122 OF 2005 ED

POSTING OF PROPERTY

January 10, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF LOIS SEESOLTZ AND KATHY JOHNSTON AT 226 RASELEY ST. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.


SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 11TH DAY OF JANUARY 2005


COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

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/T
CHASE MANHATTAN MORTGAGE
CORPORATION

Docket # 122ED2005

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

LOIS L. SEESOLTZ
KATHY S. JOHNSTON

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, OCTOBER 19, 2005, AT 6:10 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON LOIS SEESOLTZ AT 226
RASELEY STREET, BERWICK BY HANDING TO KATHY JOHNSTON, DAUGHTER, 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 THURSDAY, OCTOBER 20, 2005

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

X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X

P. D'ANGELO
DEPUTY SHERIFF



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 306
BLOOMSBURG, PA 17815
PA: (717) 309-6022

PHONE
(717) 309-6022

24 HOUR PHONE
(717) 744-6300

Tuesday, October 18, 2005

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

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

VS

LOIS L. SEESHOLTZ
KATHY S. JOHNSTON

DOCKET # 122ED2005

JD # 970JD2005

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

Timothy T. Chamberlain
Sheriff of Columbia County

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 Kathy S. Johnston DATE OF BIRTH 10/14/67 SOCIAL SECURITY# 17458-4306

DATE: 10/24/05

REQUESTOR: Sheriff
Print Name

JDA 976 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

477.12

Date: 10/24/05

BY: [Signature]

TITLE: Asst. Srs.

Certified from the record

this 24 day of Oct 2005

Gail K. Jordan

Director Domestic Relations Section

By: [Signature]

Tax Notice 2005 County & Municipality

BERWICK BORO
MAKE CHECKS PAYABLE TO:

Connie C Gingham
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9:30AM - 4PM
 CLOSED WEDNESDAY & HOLIDAYS.
 CLOSED FRIDAY AFTER DISCOUNT
PHONE: 570-752-7442

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SEESOLTZ LOIS L
 KATHY S JOHNSTON
 226 RASELEY STREET
 BERWICK PA 18603

If you desire a receipt, send a self-addressed stamped envelope with your payment!
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FOR: COLUMBIA COUNTY

DATE
 03/01/2005

BILL NO.
 5775

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL. PENALTY
GENERAL	21,859	5.646	120.95	123.42	135.76
SINKING		1.345	28.81	29.40	32.34
LIGHT		.75	16.06	16.39	17.21
FIRE		1.75	37.48	38.25	40.16
BORO RE		6.6	141.38	144.27	151.48
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			344.68	351.73	376.95
			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

DISCOUNT
 Cnty 2% TWP 2%
 Penalty 10% 5%
 PARCEL: 04C-03-143-00,000
 226 RASELEY ST
 1653 Acres
 Buildings 18,979
 Land 21,859
 Total Assessment 21,859
 CONNIE C GINGHAM
 FILE COPY
 This tax returned to courthouse on: January 1, 2006

4/24/05

TAX NOTICE 2005 SCHOOL REAL ESTATE

BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

CONNIE C. GINGHER
 1615 LINCOLN AVENUE
 BERWICK, PA 18603

FOR BERWICK AREA SCHOOL DISTRICT				DATE 08/01/2005		BILL# 003523	
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC. PENALTY		
REAL ESTATE	21859	44.750	958.63	978.19	1076.01		
				PAY THIS AMOUNT	958.63	978.19	1076.01
				Sept 30 IF PAID ON OR BEFORE	Nov 30 IF PAID ON OR BEFORE	Dec 1-15 IF PAID AFTER	
				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.			

NO REFUNDS UNDER \$5.00

SEESOLTZ LOIS L
 KATHY S JOHNSTON
 226 RASELEY STREET
 BERWICK PA 18603

PROPERTY DESCRIPTION		ACCT.	
PARCEL 04C03 14300000		20731	
226 RASELEY ST		2880.00	
0640-0857		18979.00	
0.17 ACRES		SCHOOL PENALTY 10%	
		TAX RETURNED TO	
		COURTHOUSE DEC 15	

Original

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

9/28

Trans. 2005 taken from file by
 Chas. Manhattan Entry Co.

Connie C Gingham



October 20, 2005

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

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

VS

**LOIS L. SEESHOLTZ
KATHY S. JOHNSTON**

DOCKET # 122ED2005

JD # 970JD2005

Dear Timothy:

The balance on sewer account #130072 for the property located at 226 Rasely Street, Berwick through February 2006 is \$303.82.

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

Sincerely,

Kelly Grear
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/18/2005

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 122ED2005

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

DEFENDANT LOIS L. SEESHOLTZ
KATHY S. JOHNSTON
ATTORNEY FIRM GRENN & BIRSIC, PC

PERSON/CORP TO SERVED	PAPERS TO SERVED
LOIS SEESHOLTZ — DECEASED	WRIT OF EXECUTION - MORTGAGE
226 RASELEY STREET	FORECLOSURE
BERWICK	

SERVED UPON KATHY JOHNSON

RELATIONSHIP DAUGHTER IDENTIFICATION _____

DATE 10.19.05 TIME 1810 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

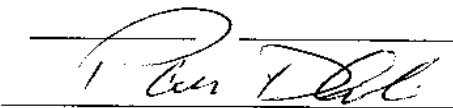
TIME

OFFICER

REMARKS

10.19.05 1040 DANIELLO 46

DEPUTY

 DATE 10.19.05



December 20, 2005

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

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

VS

**LOIS L. SEESHOLTZ
KATHY S. JOHNSTON**

DOCKET # 122ED2005

JD # 970JD2005

Dear Timothy:

The balance on sewer account #130072 for the property located at 226 Rasely Street, Berwick through February 2006 is \$146.58. The original amount quoted of \$303.82 has changed due to payment received on the account.

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

Sincerely,

Kristy Romig
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

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) 704-6300

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

Docket # 122ED2005

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

LOIS L. SEESOLTZ
KATHY S. JOHNSTON

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, OCTOBER 19, 2005, AT 6:10 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON KATHY JOHNSTON AT 226
RASELEY STREET, BERWICK BY HANDING TO KATHY JOHNSTON, , 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 THURSDAY, OCTOBER 20, 2005


NOTARY PUBLIC

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



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/18/2005

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 122ED2005

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

DEFENDANT LOIS L. SEESHOLTZ
KATHY S. JOHNSTON
ATTORNEY FIRM GRENN & BIRSIC, PC

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

SERVED UPON CHRIS NARDI

RELATIONSHIP D.A. ENFORCEMENT OFFICE IDENTIFICATION _____

DATE 10/19/05 TIME 1145 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

☒ OTHER (SPECIFY) LESLEY LEVAN, CLERK OUT SICK
ACTIVE CLERK, CHRIS NARDI SERVED

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature] DATE 10/19/05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/18/2005

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 122ED2005

PLAINTIFF

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

DEFENDANT

LOIS L. SEESHOLTZ
KATHY S. JOHNSTON
ATTORNEY FIRM
GRENN & BIRSIC, PC

PERSON/CORP TO SERVED
KATHY JOHNSTON
226 RASELEY STREET
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON KATHY JOHNSON

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10-19-05 TIME 1810 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>10-19-05</u>	<u>1040</u>	<u>DANIELLO</u>	<u>2/c</u>

DEPUTY

[Signature] DATE 10-19-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/18/2005

SERVICE# 3 - OF - 14 SERVICES
DOCKET # 122ED2005

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

DEFENDANT LOIS L. SEESHOLTZ
KATHY S. JOHNSTON
ATTORNEY FIRM GRENN & BIRSIC, PC

PERSON/CORP TO SERVED
AMERICAN GENERAL FINANCIAL SERVICES, INC.
132 FRONT ST.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON RACHEL FOWLER

RELATIONSHIP FINANCIAL REP IDENTIFICATION _____

DATE 10-19-05 TIME 1005 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

Pen Dell

DATE 10-18-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/18/2005

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 122ED2005

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

DEFENDANT LOIS L. SEESHOLTZ
KATHY S. JOHNSTON
ATTORNEY FIRM GRENN & BIRSIC, PC

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON KELLY GIEER

RELATIONSHIP Client IDENTIFICATION _____

DATE 10.19.05 TIME 0935 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

Pat Dole

DATE 10.19.05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 10/18/2005

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 122ED2005

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

DEFENDANT LOIS L. SEESHOLTZ
KATHY S. JOHNSTON
ATTORNEY FIRM GRENN & BIRSIC, PC

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON POSSO

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10.19.05 TIME 1015 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

10.19.05

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 10/19/2005

Fee: \$5.00

Cert. NO: 1343

SEESOLTZ LOIS L
KATHY S JOHNSTON
226 RASELEY STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 0602 -0564
Location: 226 RASELEY ST LOT 1
Parcel Id: 04C-03 -143-00,000

Assessment: 21,859
Balances as of 10/19/2005

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain, Per: clm.
Sheriff

REAL ESTATE OUTLINE

ED # 122-05

DATE RECEIVED 10-18-05
DOCKET AND INDEX 10-18-05
SET FILE FOLDER UP 10-18-05

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# 103564

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

SALE DATE Feb. 15, 06 TIME 1100
POSTING DATE Jan. 11, 06
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan. 25
2ND WEEK Feb. 1
3RD WEEK 8, 06

SHERIFF'S SALE

WEDNESDAY FEBRUARY 15, 2006 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 122 OF 2005 ED AND CIVIL WRIT NO. 970 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 lot, piece or parcel of land lying and being 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 Easterly side of Raseley Street at the Southwesterly corner of Lot No. 10; thence along said street in a Southerly direction Forty-Five (45) feet to Adams Avenue; thence along said Avenue in an Easterly direction One Hundred Sixty (160) feet to an alley; thence along said alley in a Northerly direction Forty-Five (45) feet to Lot No. 10 aforesaid; thence along said lot in a Westerly direction One Hundred Sixty (160) feet to Raseley Street, the place of beginning, same being Lot No. 11 in Harry A. Raseley's Addition to Berwick.

BEING THE SAME PREMISES which Mary Ann Freeman, Otis F. Freeman and Barbara E. Makar, unmarried, by Deed dated October 31, 1996 and recorded in the Office of the Recorder of Deeds of Columbia County on October 31, 1996 in Deed Book Volume 640, Page 857, granted and conveyed unto Lois L. Seesoltz and Kathy S. Johnston.

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
Kristine M. Anthou
One Gateway Center
Pittsburgh, PA 15222

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 15, 2006 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 122 OF 2005 ED AND CIVIL WRIT NO. 970 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 lot, piece or parcel of land lying and being 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 Easterly side of Raseley Street at the Southwesterly corner of Lot No. 10; thence along said street in a Southerly direction Forty-Five (45) feet to Adams Avenue; thence along said Avenue in an Easterly direction One Hundred Sixty (160) feet to an alley; thence along said alley in a Northerly direction Forty-Five (45) feet to Lot No. 10 aforesaid; thence along said lot in a Westerly direction One Hundred Sixty (160) feet to Raseley Street, the place of beginning, same being Lot No. 11 in Harry A. Raseley's Addition to Berwick.

BEING THE SAME PREMISES which Mary Ann Freeman, Otis F. Freeman and Barbara E. Makar, unmarried, by Deed dated October 31, 1996 and recorded in the Office of the Recorder of Deeds of Columbia County on October 31, 1996 in Deed Book Volume 640, Page 857, granted and conveyed unto Lois L. Seesoltz and Kathy S. Johnston.

TERMS OF SALE

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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
Kristine M. Anthou
One Gateway Center
Pittsburgh, PA 15222

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 10/18/2005

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 122ED2005

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

DEFENDANT LOIS L. SEESHOLTZ
KATHY S. JOHNSTON
ATTORNEY FIRM GRENN & BIRSIC, PC

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON RENEE NEWHART

RELATIONSHIP OFFICE MANAGER IDENTIFICATION _____

DATE 10/17/05 TIME 0805 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) SERVED ON OFFICE MANAGER IN
TAX OFFICE AT COURT HOUSE

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

10/18/05

SHERIFF'S SALE

WEDNESDAY FEBRUARY 15, 2006 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 122 OF 2005 ED AND CIVIL WRIT NO. 970 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 lot, piece or parcel of land lying and being 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 Easterly side of Raseley Street at the Southwesterly corner of Lot No. 10; thence along said street in a Southerly direction Forty-Five (45) feet to Adams Avenue; thence along said Avenue in an Easterly direction One Hundred Sixty (160) feet to an alley; thence along said alley in a Northerly direction Forty-Five (45) feet to Lot No. 10 aforesaid; thence along said lot in a Westerly direction One Hundred Sixty (160) feet to Raseley Street, the place of beginning, same being Lot No. 11 in Harry A. Raseley's Addition to Berwick.

BEING THE SAME PREMISES which Mary Ann Freeman, Otis F. Freeman and Barbara E. Makar, unmarried, by Deed dated October 31, 1996 and recorded in the Office of the Recorder of Deeds of Columbia County on October 31, 1996 in Deed Book Volume 640, Page 857, granted and conveyed unto Lois L. Seesoltz and Kathy S. Johnston.

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
Kristine M. Anthou
One Gateway Center
Pittsburgh, PA 15222

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

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

Chase Home Finance, LLC, s/b/m/t

Chase Manhattan Mortgage Corporation

vs

Lois L. Seesoltz and

Kathy S. Johnston

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

2005-CV-970-MF

No. _____ Term 19____ E.D.

No. Writ 2005 ED 122 Term 19____ A.D.

No. _____ Term 19____ J.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA

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

SEE ATTACHED DESCRIPTION

Amount Due

\$59,624.59

Interest from 9/7/05

\$ 1,654.00

Total

\$ 61,278.59 Plus costs

as endorsed.

Lami B. Kline

Prothonotary, Common Pleas Court of
Columbia County, Penna.

Dated Oct. 17, 2005
(SEAL)

By:

Deputy

GRENN & BIRSIC, P.C.

ATTORNEYS AT LAW
ONE GATEWAY CENTER
NINTH FLOOR
PITTSBURGH, PENNSYLVANIA 15222
(412) 281-7650
FAX (412) 281-7657

**COLUMBIA COUNTY SHERIFF
ORDER FOR SERVICE**

Re:

CHASE HOME FINANCE, LLC, s/b/m/t
CHASE MANHATTAN MORTGAGE
CORPORATION,

Plaintiff,

CIVIL DIVISION

NO.: 2005-CV-970-MF

vs.

LOIS L. SEESOLTZ and
KATHY S. JOHNSTON,

Defendants.

Please **post** the **Sheriff's Handbill of Sale** on the property located at **226 Raseley Street, Berwick, Pennsylvania 18603.**

GRENN & BIRSIC, P.C.

BY: 
Kristine M. Anthou, Esquire
Attorney for Plaintiff

GRENN & BIRSIC, P.C.

ATTORNEYS AT LAW

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**COLUMBIA COUNTY SHERIFF
ORDER FOR SERVICE**

Re:

CHASE HOME FINANCE, LLC, s/b/m/t
CHASE MANHATTAN MORTGAGE
CORPORATION,

Plaintiff,

CIVIL DIVISION

NO.: 2005-CV-970-MF

vs.

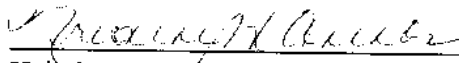
LOIS L. SEESOLTZ and
KATHY S. JOHNSTON,

Defendants.

Please serve Defendants, **Lois L. Seesoltz and Kathy S. Johnston**, personally with **Notice of Sheriff's Sale and Sheriff's Handbill of Sale at 226 Raseley Street, Berwick, Pennsylvania 18603.**

GRENN & BIRSIC, P.C.

BY:



Kristine M. Anthou, Esquire
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE, LLC, s/b/m/t
CHASE MANHATTAN MORTGAGE
CORPORATION,

CIVIL DIVISION

NO.: 2005-CV-970-MF

Plaintiff,

vs.

LOIS L. SEESOLTZ and
KATHY S. JOHNSTON,

Defendants.

AFFIDAVIT OF COMPLIANCE WITH ACT 6 OF 1974, 41 P.S.101, ET SEQ.
AND ACT 91 OF 1983

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE, LLC, s/b/m/t
CHASE MANHATTAN MORTGAGE
CORPORATION,

CIVIL DIVISION

NO.: 2005-CV-970-MF

Plaintiff,

VS.

LOIS L. SEESOLTZ and
KATHY S. JOHNSTON,

Defendants.

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

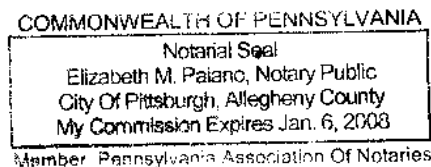
Before me, the undersigned authority, a Notary Public in and for the said County and Commonwealth, personally appeared Kristine M. Anthou, Esquire, attorney for the Plaintiff, who being duly sworn according to law deposes and says that the owners of the property located at 226 Raseley Street, Berwick, Pennsylvania 18603 are Defendants, Lois L. Seesoltz and Kathy S. Johnston, who reside at 226 Raseley Street, Berwick, Pennsylvania 18603, to the best of her information, knowledge and belief.

Масант Халов

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 27th DAY OF September 2005.

Elizabeth M. Bianco
Notary Public



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE, LLC, s/b/m/t
CHASE MANHATTAN MORTGAGE
CORPORATION,

CIVIL DIVISION

NO.: 2005-CV-970-MF

Plaintiff,

vs.

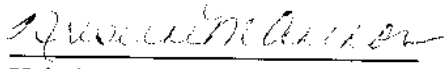
LOIS L. SEESOLTZ and
KATHY S. JOHNSTON,

Defendants.

WAIVER OF WATCHMAN

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

GRENN & BIRSIC, P.C.

BY: 
Kristine M. Anthou, Esquire
Attorney for Plaintiff

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF LOIS L. SEESOLTZ AND
KATHY S. JOHNSTON OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH
OF BERWICK, COUNTY OF COLUMBLA, AND COMMONWEALTH OF PENNSYLVANIA.
HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 226
RASELEY STREET, BERWICK, PENNSYLVANIA 18603. DEED BOOK VOLUME 640, PAGE
857 AND PARCEL NUMBER 04C-03-143.

Execution No.: 2005-CV-970-MF

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE, LLC, s/b/m/t
CHASE MANHATTAN MORTGAGE
CORPORATION,

CIVIL DIVISION

NO.: 2005-CV-970-MF

Plaintiff,

vs.

LOIS L. SEESOLTZ and
KATHY S. JOHNSTON,

Defendants.

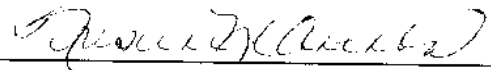
LONG FORM DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land lying and being 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 Easterly side of Raseley Street at the Southwesterly corner of Lot No. 10; thence along said street in a Southerly direction Forty-Five (45) feet to Adams Avenue; thence along said Avenue in an Easterly direction One Hundred Sixty (160) feet to an alley; thence along said alley in a Northerly direction Forty-Five (45) feet to Lot No. 10 aforesaid; thence along said lot in a Westerly direction One Hundred Sixty (160) feet to Raseley Street, the place of beginning, same being Lot No. 11 in Harry A. Raseley's Addition to Berwick.

BEING THE SAME PREMISES which Mary Ann Freeman, Otis F. Freeman and Barbara E. Makar, unmarried, by Deed dated October 31, 1996 and recorded in the Office of the Recorder of Deeds of Columbia County on October 31, 1996 in Deed Book Volume 640, Page 857, granted and conveyed unto Lois L. Seesoltz and Kathy S. Johnston.

GRENN & BIRSIC, P.C.

By: 
Kristine M. Anthou, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

DBV 640
Page 857
Parcel 04C-03-143

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE, LLC, s/b/m/t
CHASE MANHATTAN MORTGAGE
CORPORATION,

CIVIL DIVISION

NO.: 2005-CV-970-MF

Plaintiff,

vs.

LOIS L. SEESOLTZ and
KATHY S. JOHNSTON,

Defendants.

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GRENNEN & BIRSIC, P.C.

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Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

DBV 640
Page 857
Parcel 04C-03-143

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE, LLC, s/b/m/t
CHASE MANHATTAN MORTGAGE
CORPORATION,

CIVIL DIVISION

NO.: 2005-CV-970-MF

Plaintiff,

vs.

LOIS L. SEESOLTZ and
KATHY S. JOHNSTON,

Defendants.

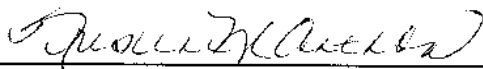
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GRENNEN & BIRSIC, P.C.

By: 

Kristine M. Anthou, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

DBV 640
Page 857
Parcel 04C-03-143

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE, LLC, s/b/m/t
CHASE MANHATTAN MORTGAGE
CORPORATION,

CIVIL DIVISION

NO.: 2005-CV-970-MF

Plaintiff,

vs.

LOIS L. SEESOLTZ and
KATHY S. JOHNSTON,

Defendants.

LONG FORM DESCRIPTION

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GRENN & BIRSIC, P.C.

By: 

Kristine M. Anthou, Esquire
Attorney for Plaintiff

One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

DBV 640
Page 857
Parcel 04C-03-143

226 Raseley Street
Berwick, PA 18603

2. The name and address of the defendants in the judgment:

Lois L. Seesoltz and
Kathy S. Johnston

226 Raseley Street
Berwick, PA 18603

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

Chase Home Finance, LLC, s/b/m/t
Chase Manhattan Mortgage Corporation

PLAINTIFF

4. The name and address of the last record holder of every mortgage of record:

Chase Home Finance, LLC, s/b/m/t
Chase Manhattan Mortgage Corporation

PLAINTIFF

American General Financial Services, Inc. 132 Front Street
Berwick, PA 18603

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

Columbia County Domestic Relations

P.O. Box 380
Bloomsburg, PA 17815

PA Department of Revenue

Bureau of Individual Taxes
Inheritance Tax Division, Dept. 280601
Harrisburg, PA 17128-0601

Commonwealth of Pennsylvania

Department of Welfare
P.O. Box 2675
Harrisburg, PA 17105

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

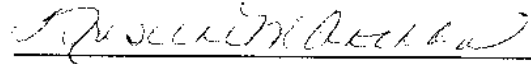
NONE

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

Tenants

226 Raseley Street
Berwick, PA 18603

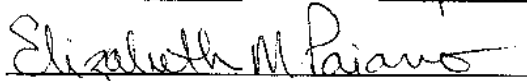
I verify that the statements made in the Affidavit are true and correct to the best of my personal knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. §4904 relating to unsworn falsification to authorities.



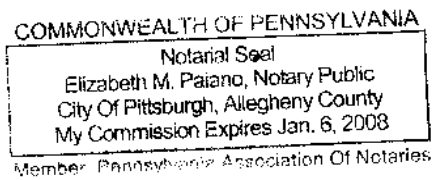
Kristine M. Anthou, Esquire
Attorney for Plaintiff

SWORN TO AND SUBSCRIBED BEFORE

ME THIS 27th DAY OF September 2005.



Notary Public



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CHASE HOME FINANCE, LLC, s/b/m/t
CHASE MANHATTAN MORTGAGE
CORPORATION,

CIVIL DIVISION

NO.: 2005-CV-970-MF

Plaintiff,

vs.

LOIS L. SEESOLTZ and
KATHY S. JOHNSTON,

Defendants.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Lois L. Seesoltz
226 Raseley Street
Berwick, PA 18603

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

**Columbia County Courthouse
Sheriff's Office
Bloomsburg, Pennsylvania 17815**

on _____ at _____, the following described real estate, of which Lois L. Seesoltz and Kathy S. Johnston are the owners or reputed owners:

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF LOIS L. SEESOLTZ AND KATHY S. JOHNSTON OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 226 RASELEY STREET, BERWICK, PENNSYLVANIA 18603. DEED BOOK VOLUME 640, PAGE 857 AND PARCEL NUMBER 04C-03-143.

The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action of
Chase Home Finance, LLC, s/b/m/t Chase Manhattan Mortgage Corporation,

Plaintiff,

vs.

Lois L. Seesoltz and Kathy S. Johnston,

Defendants,

at Execution Number 2005-CV-970-MF in the amount of \$61,278.59.

A Schedule of Distribution will be filed by the Office of the Sheriff no later than thirty (30) days from the sale date.

Distribution will be made in accordance with the Schedule of Distribution unless exceptions thereto are filed with the Office of the Sheriff within ten (10) days from the date when the Schedule of Distribution is filed by the Office of the Sheriff.

GRENN & BIRSIC, P.C.

By: 

Kristine M. Anthou, Esquire
Attorney for Plaintiff
One Gateway Center, Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

CITIZENS BANK
PENNSYLVANIA

103564

3-7615/360
635

GREENEN & BIRSIC, P.C.
ONE GATEWAY CENTER NINE WEST
PITTSBURGH, PA 15222-1416
412-281-7650

9/26/2005

**1,350.00

PAY TO THE ORDER OF Columbia County Sheriff

One Thousand Three Hundred Fifty and 00/100 ***** DOLLARS

Columbia County Sheriff

David J. Birnie

SND

75-6970

MEMO

⑈ 103564 ⑈ ⑈ 036076150⑈ 6101232550 ⑈