

# SHERIFF'S SALE COST SHEET

Wachau Bank vs. Carolee Le Clair  
 NO. 125-05 ED NO. 398-03 JD DATE/TIME OF SALE 2-15-06 1100

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>22.50</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>5.50</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>399.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>434.00</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1159.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>42.50</u>	
TOTAL *****		\$ <u>52.50</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>1239.52</u>	
TOTAL *****		\$ <u>1239.52</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>223.47</u>	
WATER 20	\$	
TOTAL *****		\$ <u>223.47</u>

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

TOTAL COSTS (OPENING BID) \$ 3193.99

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Wachovia Bank vs Carolee Leclair

NO. 125-05 ED NO. 398-03 JD

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

BID PRICE (INCLUDES COST) \$ 3193,99

POUNDAGE - 2% OF BID \$ 63,88

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3257,87

PURCHASER(S): Robert L. Murphy on behalf of TT

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

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

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

TOTAL DUE: \$ 3257,87

LESS DEPOSIT: \$ 1350,00

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

TOTAL DUE IN 8 DAYS \$ 1907,87

C' DATE CHECK NO.  
02/20/2006 117035

117035

P01455-25142  
Leclair, Carolee  
Balance of Sale Costs  
keb

CHECK AMOUNT  
1,907.87

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

COMMERCE BANK  
60-184-313

CHECK NO. CHECK DATE  
117035 02/20/2006

117035

PAY ONE THOUSAND NINE HUNDRED SEVEN AND 87/100  
DOLLARS\*\*\*\*\*

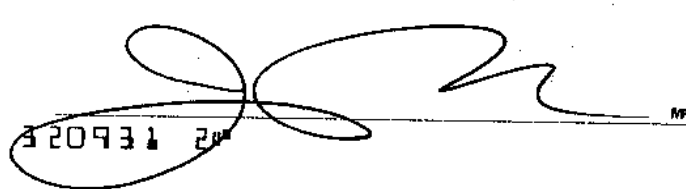
CHECK AMOUNT  
\$\*\*\*\*\*1,907.87

TO THE  
ORDER  
OF

SHERIFF OF COLUMBIA COUNTY

VOID AFTER 90 DAYS

⑈117035⑈ ⑆031301846⑆ 51 320931 20



PURCELL, KRUG & HALLER

117035

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Wachovia Bank vs Carolee Leclair

NO. 125-05 ED NO. 398-03 JD

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

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

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3257,87

PURCHASER(S): Robert L. M. [unclear] on behalf of TT

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

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

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

TOTAL DUE: \$ 3257,87

LESS DEPOSIT: \$ 1350,00

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

TOTAL DUE IN 8 DAYS \$ 1907,87

LAW OFFICES

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

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

February 20, 2006

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

Re: WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A FIRST UNION NATIONAL BANK,  
AS TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY vs.  
CAROLEE LECLAIR A/K/A CAROLEE KINGSTON  
No. 2003-CV-398

Dear Sheriff:

Enclosed please find our check in the amount of \$1,907.87 which represents the balance of the costs in the above sale. Also enclosed are affidavits of value for the deed to be recorded.

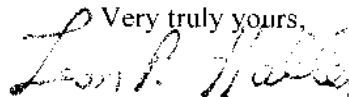
THE GRANTEE SHOULD BE:

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

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

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

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

Very truly yours,  
  
Leon P. Haller

LPH/kb  
Enclosure



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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State aid

Book Number

Page Number

Date Recorded

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

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

Name: Leon P. Haller, Esquire Telephone Number: \_\_\_\_\_  
Street Address: 1719 North Front Street, Harrisburg, PA 17102 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: 17102  
Area Code ( 717 ) 234-4178

### B TRANSFER DATA

Grantor(s)/Lessor(s) Sheriff of Columbia County	Date of Acceptance of Document
Street Address 35 West Main Street	Grantee(s)/Lessee(s) Wachovia Bank, National Association, f/k/a First Union National Bank, as Trustee for
City Bloomsburg, PA 17815	Street Address 211 North Front street
State PA	City Harrisburg, PA 17101
Zip Code 17815	State PA
	Zip Code 17101

### C PROPERTY LOCATION

Street Address 529 Susquehanna Avenue	City, Township, Borough Borough of Berwick
County Columbia County	School District
	Tax Parcel Number 04C-04-104

### D VALUATION DATA

1. Actual Cash Consideration \$3,193.99	2. Other Consideration + 0.00	3. Total Consideration = \$3,193.99
4. County Assessed Value \$22,090.00	5. Common Level Ratio Factor x 3.26	6. Fair Market Value = \$72,013.40

### E EXEMPTION DATA

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

#### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to 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 \_\_\_\_\_, Page Number \_\_\_\_\_  
\*Instrument 2002-04012
- ☐ 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 Leon P. Haller, Esquire	Date 2/20/06
--	-----------------

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

■ 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:

OFFICE OF F.A.I.R.  
DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

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

2. Article Number

(Transfer from service label)

7004 2890 0001 4116 1213

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

7004 2890 0001 4116 1220

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

7004 2890 0001 4116 1206

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

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 4116 1190

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

x

DAVID RIEBOLD

125

Agent

Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below:

No

1. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

x

DAVID RIEBOLD

125

Agent

Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below:

No

Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

x

Samuel J. Vertino

125

Agent

Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below:

No

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail


☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

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.

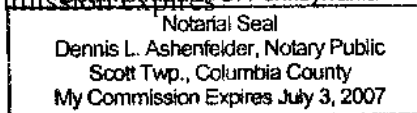


Sworn and subscribed to before me this 9th day of February, 2006



(Notary Public)

My commission expires Commonwealth Of Pennsylvania



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.

.....



**LAW OFFICES**  
***PURCELL, KRUG & HALLER***

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

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

JOSEPH NISSLEY (1910-1982)  
ANTHONY DISANTO  
OF COUNSEL

HERSHEY  
1099 GOVERNOR ROAD  
(717) 533-3836

January 26, 2006

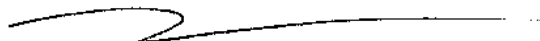
Columbia County Sheriff  
P.O. Box 380  
Bloomsburg, PA 17815

Re: 2003-CV-398 WACHOVIA BANK, NATIONAL ASSOCIATION F/K/A FIRST  
UNION NATIONAL BANK, AS TRUSTEE FOR PENNSYLVANIA HOUSING  
FINANCE AGENCY vs. CAROLEE LECLAIR A/K/A CAROLEE KINGSTON

Dear Sir/Madam:

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

Very truly yours,



Leon P. Haller, Esquire

LPH:bav

Enclosure

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

PLAINTIFF

VS.

CAROLEE LECLAIR A/K/A CAROLEE KINGSTON,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-398

IN MORTGAGE FORECLOSURE

**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 10/20/2005, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

CAROLEE LECLAIR A/K/A CAROLEE KINGSTON  
529 SUSQUEHANNA AVENUE  
BERWICK, PA 18603

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

TENANT/OCCUPANT  
529 SUSQUEHANNA AVENUE  
BERWICK, PENNSYLVANIA 18603

David M. Leclair  
529 Susquehanna Avenue  
Berwick, PA 18603-4655

Robert Spielman, Esquire  
29 East Main Street  
Bloomsburg, PA 17815-1804

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

LAW OFFICES

*Purcell, Krug & Haller*

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

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

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

CAROLEE LECLAIR A/K/A CAROLEE KINGSTON  
529 SUSQUEHANNA AVENUE  
BERWICK, PA 18603

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

TENANT/OCCUPANT  
529 SUSQUEHANNA AVENUE  
BERWICK, PENNSYLVANIA 18603

David M. Leclair  
529 Susquehanna Avenue  
Berwick, PA 18603-4655

Robert Spielman, Esquire  
29 East Main Street  
Bloomsburg, PA 17815-1804

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

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

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

By: 

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

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

PLAINTIFF

VS.

CAROLEE LECLAIR A/K/A CAROLEE KINGSTON,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-398

IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

**DATE: WEDNESDAY, FEBRUARY 15, 2006**

**TIME: 11:00 O'CLOCK A.M., PREVAILING LOCAL TIME**

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

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

THE LOCATION of your property to be sold is:

**529 SUSQUEHANNA AVENUE  
BERWICK, PENNSYLVANIA 18603**

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

**No. 2003-CV-398**

**JUDGMENT AMOUNT \$61,253.88**

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

**CAROLEE LECLAIR A/K/A CAROLEE KINGSTON**

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

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

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

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

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

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

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

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

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

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

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

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

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

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

**TRACT NUMBER 1:**

**ALL** that certain piece and parcel of land situate on the northerly side of Susquehanna Avenue, in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follow, to wit:

**BEGINNING** at a point on the northerly side of Susquehanna Avenue at Corner of Lot Number 7 (property now or late of George G. Crisman); THENCE in a westerly direction along the northerly line of Susquehanna Avenue a distance of forty-three (43) feet, more or less, to line of triangular piece of land of Freas Fowler; THENCE in a Northwesterly direction a distance of fourteen (14) feet to a point; THENCE in a northerly direction along another lot of George G. Crisman (being Lot Number 9) a distance of eighty-seven (87) feet four (4) inches to a point which intersects with a termination of the southerly line of Green street; THENCE in a easterly direction on a line parallel with Front Street said line corresponding with the southerly line of Green Street if extended a distance of forty-five (45) feet to line of Lot Number 7 aforesaid; THENCE in a southerly direction along line of Lot Number 7 a distance of eighty-two (82) feet, three (3) inches to the northerly line of Susquehanna Avenue, the place of BEGINNING. BEING the southerly portion of Lot Number 8 of Freas Fowler's Addition to Berwick.

**TRACT NUMBER 2:**

**ALL** that certain tract of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows:

**BEGINNING** on the north by a line which shall fall twenty-seven and one-half (27 ½ ) feet from the southern part of a piece of land now owned by Charles Cayton; on the east by land of George Crisman; on the south by land of Charles Cayton; and on the West, facing on the east end of Green Street, a distance of twenty-seven and one-half (27 ½) feet, and being in depth forty-five (45) feet.

IT being the rear portion of what is now or formerly the Mary R. Fenstermaker Lots Numbers 528 and 530 on west Front Street, Berwick, Columbia County, Pennsylvania; being the same premises mentioned in a Article of Agreement dated August 24, 1920, and of record in Misc. Book No. 11 at page 627 in the Recorder's Office of said Columbia County, a reference to which will more fully and at large appear.

HAVING THEREON ERECTED A DWELLING KNOWN AS 529 SUSQUEHANNA AVENUE, BERWICK, PA 18603. TAX PARCEL: 04C-04-104

BEING THE SAME PREMISES WHICH Hugh C. Kytte by deed dated 4/2/02 and recorded 4/4/02 in Instrument No. 2002-04012 granted and conveyed unto Carolee Kingston. (Now known as Carolee Leclair)

TO BE SOLD AS THE PROPERTY OF CAROLEE KINGSTON A/K/A CAROLEE LECLAIR.

7160 3901 9849 0763 0816

**TO:** CAROLEE LECLAIR A/K/A CAROLEE  
KINGSTON  
529 SUSQUEHANNA AVENUE  
BERWICK, PA 18603

**SENDER:** NOS 02/15/06

**REFERENCE:** PHFA VS. LECLAIR

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	6
	Certified Fee	2.30
	Return Receipt Fee	1.75
	Restricted Delivery	3.50
	Total Postage & Fees	8.15

US Postal Service

**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE





PENNSYLVANIA HOUSING FINANCE AGENCY v. CAROLEE LECLAIR A/K/A CAROLEE KINGSTON  
Columbia County Sale 2-15-06

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

CAROLEE LECLAIR A/K/A CAROLEE KINGSTON  
529 SUSQUEHANNA AVENUE  
BERWICK, PA 18603

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

Robert Spielman, Esquire  
29 East Main Street  
Bloomsburg, PA 17815-1804

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

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

Postmark:



PENNSYLVANIA HOUSING FINANCE AGENCY v. CAROLEE LECLAIR A/K/A CAROLEE KINGSTON  
Columbia County Sale

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT  
529 SUSQUEHANNA AVENUE  
BERWICK, PENNSYLVANIA 18603

Postmark:

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

Received from:

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

Postage:

One piece of ordinary mail addressed to:

David M. Leclair  
529 Susquehanna Avenue  
Berwick, PA 18603-4655

Postmark:



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.

WACHOVIA BANK, N.A.

VS.

CAROLEE LECLAIR AKA CAROLEE  
KINGSTON

WRIT OF EXECUTION #125 OF 2005 ED

POSTING OF PROPERTY

January 10, 2006      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF CAROLEE LECLAIR AKA CAROLEE JOHNSTON AT 529 SUSQUEHANNA AVE.  
BERWICK COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA  
COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

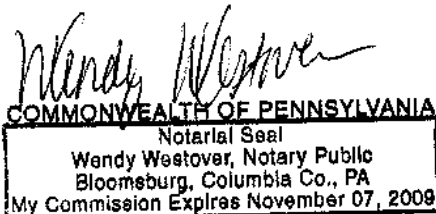
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 11<sup>TH</sup> DAY OF JANUARY 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) 794-6300

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

Docket # 125ED2005

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

CAROLEE LECLAIR A/K/A CAROLEE  
KINGSTON

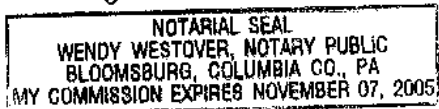
AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, OCTOBER 13, 2005, AT 2:15 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON CAROLEE KINGSTON AT 529  
SUSQUEHANNA AVE., BERWICK BY HANDING TO CAROLEE KINGSTON, , 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 13, 2005

  
NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

X

  
P. D'ANGELO  
DEPUTY SHERIFF



October 14, 2005

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

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

**VS**

**CAROLEE LECLAIR A/K/A CAROLEE KINGSTON**

**DOCKET # 125ED2005**

**JD # 398JD2003**

Dear Timothy:

The balance on sewer account #130260 for the property located at 529  
 Susquehanna Avenue, Berwick through February 2006 is \$223.47.

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

Sincerely,

Kelly Greer  
 Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
 DATE RECEIVED 10/12/2005

SERVICE# 1 - OF - 12 SERVICES  
 DOCKET # 125ED2005

PLAINTIFF

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

DEFENDANT  
 ATTORNEY FIRM

CAROLEE LECLAIR A/K/A CAROLEE KINGSTON  
 Purcell, Krug & Haller

PERSON/CORP TO SERVED
CAROLEE KINGSTON
529 SUSQUEHANNA AVE.
BERWICK

**PAPERS TO SERVED**

WRIT OF EXECUTION - MORTGAGE  
 FORECLOSURE

SERVED UPON CAROLEE KINGSTON

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

DATE 10-13-05 TIME 1415 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

Pac. Del.

DATE 10-13-05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/12/2005

SERVICE# 2 - OF - 12 SERVICES  
DOCKET # 125ED2005

PLAINTIFF

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

DEFENDANT

CAROLEE LECLAIR A/K/A CAROLEE KINGSTON

ATTORNEY FIRM

Purcell, Krug & Haller

PERSON/CORP TO SERVED

DAVID LECLAIR

529 SUSQUEHANNA AVE.

BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON CAROLEE KINGSTON

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

DATE 10.13.05 TIME 1415 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

Purcell Dell DATE 10.13.05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/12/2005

SERVICE# 4 - OF - 12 SERVICES  
DOCKET # 125ED2005

PLAINTIFF

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

DEFENDANT  
ATTORNEY FIRM

CAROLEE LECLAIR A/K/A CAROLEE KINGSTON  
Purcell, Krug & Haller

PERSON/CORP TO SERVED

CONNIE GINGHER-TAX COLLECTOR

1615 LINCOLN AVE.

BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

CONNIE GINGHER

RELATIONSHIP

IDENTIFICATION

DATE 10.13.05

TIME

1425

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

[Signature]

DATE

10.13.05



FOR BERWICK AREA SCHOOL DISTRICT					DATE 08/01/2005	BILL# 002128
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	INC	PENALTY
REAL ESTATE	24590	44.750	1078.39	1100.40		1210.44

<p>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.</p>	<p><b>PAY THIS AMOUNT</b></p>	<p>1078.39</p>	<p>1100.40</p>	<p>1210.44</p>
	<p>IF PAID ON OR BEFORE</p>	<p>Sept 30</p>	<p>Nov 30</p>	<p>Dec 1-15</p>
	<p>IF PAID ON OR AFTER</p>			

NO REFUNDS UNDER \$5.00

PARCEL 04C04 10400000	ACCT.	20860
-----------------------	-------	-------

20020-4012 22090.00 0.12 ACRES COURTHOUSE DEC 15

PROPERTY DESCRIPTION	ACCT.
PARCEL 04C04 10400000	20860
529 SUSQUEHANNA AVE	
20020-4012	
0.12 ACRES	
2500.00	SCHOOL PENALTY 108
22090.00	TAX RETURNED TO
	COURTHOUSE DEC 15

*Original*      *MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT*

FOR: COLUMBIA COUNTY		DATE	BILL NO.
		03/01/2005	4371
DESCRIPTION	ASSESSMENT	MILLS	TAXES DEDUCTIONS & CREDITS

GENERAL SINKING LIGHT			LESS DISCOUNT	AMOUNT DUE	INCL PENALTY
	24,590	5.646	136.06	138.84	152.77
		1.345	32.41	33.07	36.3

LINE BORORE	Y	1.75 6.6	42.17 159.04	43.03 162.29	45.11 170.41
The discount & penalty have been calculated			387.75	395.87	424.02

REQUESTED	CNTY	TWP	if paid on device	if paid after
-----------	------	-----	-------------------	---------------

Proportion	2 %	2 %	courthouse on:
Penalty	10 %	5 %	January 1, 2006
Parcel: 04C-04 -104-00,000 <b>0054</b> 4335			
529 SILVERMAN AVE			

Income with your payment	
YOUR PAYMENT	
Earnings	\$2,090
Total Assessment	24,590
<i>for Housing</i>	

2,500

**FILE COPY,**

4/27/05

Sig. not  
found  
11-3-05  
Conner

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/12/2005

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 125ED2005

PLAINTIFF

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

DEFENDANT  
ATTORNEY FIRM

CAROLEE LECLAIR A/K/A CAROLEE KINGSTON  
Purcell, Krug & Haller

PERSON/CORP TO SERVED

BERWICK SEWER

1108 FREAS AVE.

BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

Kelly Grier

RELATIONSHIP

Owner

IDENTIFICATION

DATE 10.13.05 TIME

1320

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

10.13.05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 10/12/2005

SERVICE# 3 - OF - 12 SERVICES  
DOCKET # 125ED2005

PLAINTIFF

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

DEFENDANT  
ATTORNEY FIRM

CAROLEE LECLAIR A/K/A CAROLEE KINGSTON  
Purcell, Krug & Haller

PERSON/CORP TO SERVED

ROBERT SPIELMAN, ESQ.

29 EAST MAIN ST.

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

NOREEN MANCESKY

RELATIONSHIP

ESQ. CLERK & SECRETARY OF SPIELMAN

ESQ.

IDENTIFICATION

DATE 10/13/05

TIME 1240

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 SECRETARY AT

LAW OFFICE OF ROBERT SPIELMAN SHOWN RESCUE

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

P. J. Carroll

DATE

10/13/05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/12/2005

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 125ED2005

PLAINTIFF

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

DEFENDANT  
ATTORNEY FIRM

CAROLEE LECLAIR A/K/A CAROLEE KINGSTON  
Purcell, Krug & Haller

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

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON CHRIS NARDI

RELATIONSHIP DOMESTIC RELATIONS  
ENFORCEMENT OFFICE IDENTIFICATION \_\_\_\_\_

DATE 10/13/05 TIME 1305 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) LESLEY LEON D.P. OFFICE (LEAK-OFFSICK  
ACTING CLERK  
PROCESSED IN CHRIS NARDI (ENFORCEMENT OFFICER 4)

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

L. H. Carroll

DATE 10/13/05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 10/12/2005

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 125ED2005

PLAINTIFF

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

DEFENDANT  
ATTORNEY FIRM

CAROLEE LECLAIR A/K/A CAROLEE KINGSTON  
Purcell, Krug & Haller

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON ROSE APPELMAN

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

DATE 10/13/05 TIME 1230 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 CLIENT IN  
TAX OFFICE AT COURT HOUSE

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

E. G. Carroll DATE 10/13/05

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 10/13/2005

Fee: \$5.00

Cert. NO: 1311

KINGSTON CAROLEE  
529 SUSQUEHANNA AVENUE  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 20020 -4012  
Location: 529 SUSQUEHANNA AVE  
Parcel Id:04C-04 -104-00,000

Assessment: 24,590  
Balances as of 10/13/2005

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

By: Timothy J. Chamberlain, Sheriff Per: dm

# REAL ESTATE OUTLINE

ED # 125-05

DATE RECEIVED 10-12-05  
DOCKET AND INDEX 10-13-05  
SET FILE FOLDER UP 10-13-05

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>112875</u>

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

SALE DATE	<u>Feb. 15, 06</u>	TIME <u>1100</u>
POSTING DATE	<u>Jan. 11, 2006</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Jan 25</u>	
	2 <sup>ND</sup> WEEK <u>Feb 1</u>	
	3 <sup>RD</sup> WEEK <u>8, 06</u>	

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 15, 2006 AT 11:10 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 125 OF 2005 ED AND CIVIL WRIT NO. 398 OF 2003 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:

**TRACT NUMBER 1:**

ALL that certain piece and parcel of land situate on the northerly side of Susquehanna Avenue, in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follow, to wit:

BEGINNING at a point on the northerly side of Susquehanna Avenue at Corner of Lot Number 7 (property now or late of George G. Crisman) ; THENCE in a westerly direction along the northerly line of Susquehanna Avenue a distance of forty-three (43) feet, more or less, to line of triangular piece of land of Freas Fowler; THENCE in a Northwesterly direction a distance of fourteen (14) feet to a point; THENCE in a northerly direction along another lot of George G. Crisman (being Lot Number 9) a distance of eighty-seven (87) feet four (4) inches to a point which intersects with a termination of the southerly line of Green street; THENCE in a easterly direction on a line parallel with Front Street said line corresponding with the southerly line of Green Street if extended a distance of forty-five (45) feet to line of Lot Number 7 aforesaid; THENCE in a southerly direction along line of Lot Number 7 a distance of eighty-two (82) feet, three (3) inches to the northcrly line of Susquehanna Avenue, the place of BEGINNING. BEING the southerly portion of Lot Number 8 of Freas Fowler's Addition to Berwick.

**TRACT NUMBER 2:**

ALL that certain tract of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING on the north by a line which shall fall twenty-seven and one- half (27 1/2) feet from the southern part of a piece of land now owned by Charles Cayton; on the east by land of George Crisman; on the south by land of Charles Cayton; and on the West, facing on the east end of Green Street, a distance of twenty-seven and one-half (27 1/2) feet, and being in depth forty-five (45) feet.

IT being the rear portion of what is now or formerly the Mary R. Fenstermaker Lots Numbers 528 and 530 on west Front Street, Berwick, Columbia County, Pennsylvania; being the same premises mentioned in a Article of Agreement dated August 24, 1920, and of record in Misc. Book No. 11 at page 627 in the Recorder's Office of said Columbia County, a reference to which will more fully and at large appear .

HAVING THEREON ERECTED A DWELLING KNOWN AS 529 SUSQUEHANNA AVENUE, BERWICK, PA 18603. TAX PARCEL: 04C-04-104

BEING THE SAME PREMISES WHICH Hugh C. Kytte by deed dated 4/2/02 and recorded 4/4/02 in Instrument No. 2002-04012 granted and conveyed unto Carolee Kingston. (Now known as Carolee Leclair)

**TO BE SOLD AS THE PROPERTY OF CAROLEE KINGSTON A/K/A CAROLEE LECLAIR.**

**TERMS OF SALE**

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Plaintiff's Attorney  
Leon P. Haller  
1719 North Front Street  
Harrisburg, PA 17102

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



# SHERIFF'S SALE

WEDNESDAY FEBRUARY 15, 2006 AT 11:10 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 125 OF 2005 ED AND CIVIL WRIT NO. 398 OF 2003 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:

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

PLAINTIFF

VS.

CAROLEE LECLAIR A/K/A CAROLEE KINGSTON,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-398

IN MORTGAGE FORECLOSURE

*Writ 2005 ED 125*

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

**TO THE SHERIFF OF THE WITHIN COUNTY**

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **529 SUSQUEHANNA AVENUE BERWICK, PENNSYLVANIA 18603** as follows:

Amount due pursuant to Judgment	\$61,253.88
Interest	\$3,908.24
Per diem of \$8.76 to 12/20/05	
Late Charges	\$368.00
(\$13.00 per month to 12/20/05)	
Escrow Deficit	\$2,000.00

**TOTAL WRIT \$67,530.12**

PLUS COSTS:

Dated: 10-12-05

(SEAL)

*Terrie B. Kline*  
PROTHONOTARY

By *Elizabeth A. Berman*  
DEPUTY

*Compliment \$90.50 paid*  
*Judgment \$14.00 paid*  
*Writ \$23.00 paid*  
*Satisfy \$7.00*

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

PLAINTIFF

VS.

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DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-398

IN MORTGAGE FORECLOSURE

**NON-MILITARY AFFIDAVIT**

COMMONWEALTH OF PENNSYLVANIA :

SS

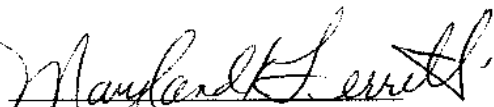
COUNTY OF DAUPHIN :

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

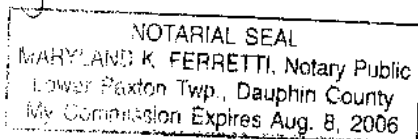
Sworn to and subscribed :

before me this 5 day :

of Oct. 2005 :

  
Notary Public

  
LEON P. HALLER, ESQUIRE



TO THE SHERIFF OF COLUMBIA COUNTY:

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

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

VS.

Defendant(s): **CAROLEE LECLAIR A/K/A CAROLEE KINGSTON**

Filed to No. **2003-CV-398**

**INSTRUCTIONS**

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

**529 SUSQUEHANNA AVENUE, BERWICK, PENNSYLVANIA 18603**

(A more complete legal description accompanies these documents.)

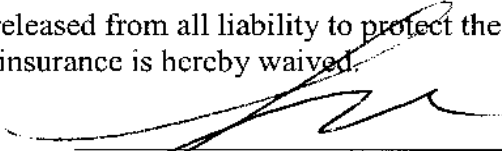
The parties to be served **PERSONALLY** and their addresses are as follows:

**CAROLEE LECLAIR A/K/A CAROLEE KINGSTON  
529 SUSQUEHANNA AVENUE, BERWICK, PA 18603**

**WAIVER OF WATCHMAN AND INSURANCE**

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

**NOW, October 4, 2005** the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

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

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

PLAINTIFF

VS.

CAROLEE LECLAIR A/K/A CAROLEE KINGSTON,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-398

IN MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **529 SUSQUEHANNA AVENUE BERWICK, PENNSYLVANIA 18603:**

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

CAROLEE LECLAIR A/K/A  
CAROLEE KINGSTON  
529 SUSQUEHANNA AVENUE  
BERWICK, PA 18603

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

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

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

**PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):**

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

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

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

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

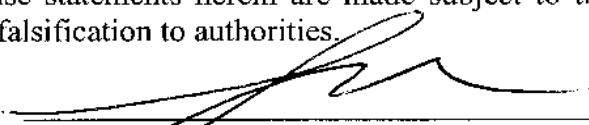
TENANT/OCCUPANT  
529 SUSQUEHANNA AVENUE  
BERWICK, PENNSYLVANIA 18603

David M. Leclair  
529 Susquehanna Avenue  
Berwick, PA 18603-4655

Robert Spielman, Esquire  
29 East Main Street  
Bloomsburg, PA 17815-1804

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

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



---

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

DATE: October 4, 2005

WACHOVIA BANK, NATIONAL ASSOCIATION  
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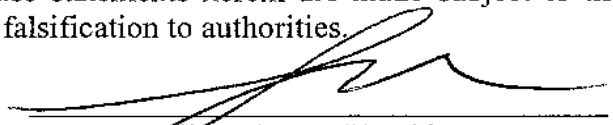
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TO BE SOLD AS THE PROPERTY OF CAROLEE KINGSTON A/K/A CAROLEE LECLAIR.

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

PLAINTIFF

VS.

CAROLEE LECLAIR A/K/A CAROLEE KINGSTON,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-398

IN MORTGAGE FORECLOSURE

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

**TAKE NOTICE:**

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

DATE:

TIME: \_\_\_\_\_ PREVAILING LOCAL TIME

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

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

THE LOCATION of your property to be sold is:

**529 SUSQUEHANNA AVENUE  
BERWICK, PENNSYLVANIA 18603**

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

**No. 2003-CV-398**

**JUDGMENT AMOUNT \$61,253.88**

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

**CAROLEE LECLAIR A/K/A CAROLEE KINGSTON**

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

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

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

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

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

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

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

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

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

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

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

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

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

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

**TRACT NUMBER 1:**

**ALL** that certain piece and parcel of land situate on the northerly side of Susquehanna Avenue, in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follow, to wit:

**BEGINNING** at a point on the northerly side of Susquehanna Avenue at Corner of Lot Number 7 (property now or late of George G. Crisman); **THENCE** in a westerly direction along the northerly line of Susquehanna Avenue a distance of forty-three (43) feet, more or less, to line of triangular piece of land of Freas Fowler; **THENCE** in a Northwesterly direction a distance of fourteen (14) feet to a point; **THENCE** in a northerly direction along another lot of George G. Crisman (being Lot Number 9) a distance of eighty-seven (87) feet four (4) inches to a point which intersects with a termination of the southerly line of Green street; **THENCE** in a easterly direction on a line parallel with Front Street said line corresponding with the southerly line of Green Street if extended a distance of forty-five (45) feet to line of Lot Number 7 aforesaid; **THENCE** in a southerly direction along line of Lot Number 7 a distance of eighty-two (82) feet, three (3) inches to the northerly line of Susquehanna Avenue, the place of **BEGINNING**. **BEING** the southerly portion of Lot Number 8 of Freas Fowler's Addition to Berwick.

**TRACT NUMBER 2:**

**ALL** that certain tract of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows:

**BEGINNING** on the north by a line which shall fall twenty-seven and one-half ( $27 \frac{1}{2}$ ) feet from the southern part of a piece of land now owned by Charles Cayton; on the east by land of George Crisman; on the south by land of Charles Cayton; and on the West, facing on the east end of Green Street, a distance of twenty-seven and one-half ( $27 \frac{1}{2}$ ) feet, and being in depth forty-five (45) feet.

IT being the rear portion of what is now or formerly the Mary R. Fenstermaker Lots Numbers 528 and 530 on west Front Street, Berwick, Columbia County, Pennsylvania; being the same premises mentioned in a Article of Agreement dated August 24, 1920, and of record in Misc. Book No. 11 at page 627 in the Recorder's Office of said Columbia County, a reference to which will more fully and at large appear.

HAVING THEREON ERECTED A DWELLING KNOWN AS 529 SUSQUEHANNA AVENUE, BERWICK, PA 18603. TAX PARCEL: 04C-04-104

BEING THE SAME PREMISES WHICH Hugh C. Kytle by deed dated 4/2/02 and recorded 4/4/02 in Instrument No. 2002-04012 granted and conveyed unto Carolee Kingston. (Now known as Carolee Leclair)

TO BE SOLD AS THE PROPERTY OF CAROLEE KINGSTON A/K/A CAROLEE LECLAIR.

TO THE SHERIFF OF COLUMBIA COUNTY:

## REQUEST FOR SERVICE

**DATE: October 4, 2005**

FROM:

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

CASE CAPTION:

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

***VS.***

***CAROLEE LECLAIR A/K/A CAROLEE KINGSTON***

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE**

**No. 2003-CV-398**

**SERVICE TO BE MADE ON DEFENDANT: CAROLEE LECLAIR A/K/A CAROLEE  
KINGSTON**

**ADDRESS FOR "PERSONAL SERVICE":**

**CAROLEE LECLAIR A/K/A CAROLEE KINGSTON at:  
529 SUSQUEHANNA AVENUE BERWICK, PA 18603**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff



**SHERIFF:**

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

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

Thank you.

Maryland Ferretti / mferretti@pkh.com  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
PHONE: (717) 234-4178

Inquiries relating to service should be directed to Mindy Horley.

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

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

112875

CHECK NO. 112875  
CHECK DATE 02/09/2005

COMMERCE BANK  
60-184-313

CHECK AMOUNT

\$\*\*\*\*\*1,350.00


ONE THOUSAND THREE HUNDRED FIFTY AND 00/100  
DOLLARS\*\*\*\*\*

PAY

TO THE  
ORDER  
OF

sheriff of columbia county

VOID AFTER 90 DAYS



⑈112875⑈ ⑆031301846⑆ 51 320931 2⑈

MP