

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

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE

August 02, 2006



SHERIFF TIMOTHY T CHAMBERLAIN
PO BOX 380
BLOOMSBURG PA 17815

Dear Taxpayer:

Re: Realty Transfer Tax
Control No.: 2006-4137-19
Grantor: MATTHEW SWARTZ
Grantee: TAMMAC CORP
Property: 282 BEECH GLEN RD
County: COLUMBIA
Deed Book: 2006 Page: 03668

Our office is reviewing this real estate transaction to either insure the appropriate realty transfer tax was paid, to verify any exclusion claimed, determine the proper basis for the transfer tax calculation, or to clarify information provided on the documents submitted to the Recorder of Deeds. To assist us in our review, please provide the following:

- * A complete copy of the recorded deed.
- * A complete copy of the prior deed with the recording stamp clearly legible.
- * A complete copy of the subject mortgage and any assignments.

We request that you submit this information, with a copy of this letter, within thirty (30) days. An envelope is provided for your convenience. If you have any questions, or if additional time is needed, please do not hesitate to contact me at the number shown below.

Thank you for your prompt response and attention to this matter.

Sincerely,

Ms. Dale K. Landers
Realty Transfer Tax Specialist
Telephone: 717-705-8406
Hours: 08:30 A.M. to 04:45 P.M.

Enclosure

SERVICES FOR TAXPAYERS WITH SPECIAL HEARING AND SPEAKING NEEDS: 1-800-447-3020 (TT ONLY).

PA DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
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PO BOX 380
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SHERIFF'S SALE COST SHEET

TAMMAC Corp VS. Matthew Swartz
 NO. 156-05 ED NO. 1034-05 JD DATE/TIME OF SALE 3-15-06 0930

| | |
|---------------------------------|------------------|
| DOCKET/RETURN | \$15.00 |
| SERVICE PER DEF. | \$ <u>165.00</u> |
| LEVY (PER PARCEL | \$15.00 |
| MAILING COSTS | \$ <u>32.50</u> |
| ADVERTISING SALE BILLS & COPIES | \$17.50 |
| ADVERTISING SALE (NEWSPAPER) | \$15.00 |
| MILEAGE | \$ <u>11.00</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>396.50</u> | |

| | | |
|-----------------------|-------------|-------------------|
| WEB POSTING | <u>2831</u> | \$150.00 |
| PRESS ENTERPRISE INC. | <u>32</u> | \$ <u>877.00</u> |
| SOLICITOR'S SERVICES | <u>55</u> | \$75.00 |
| TOTAL ***** | | \$ <u>1042.00</u> |

| | | |
|-----------------------|-------------|-----------------|
| PROTHONOTARY (NOTARY) | <u>2887</u> | \$10.00 |
| RECORDER OF DEEDS | <u>2888</u> | \$ <u>41.50</u> |
| TOTAL ***** | | \$ <u>51.50</u> |

REAL ESTATE TAXES:

| | | |
|-----------------------|-----------|-------------------|
| BORO, TWP & COUNTY 20 | <u>20</u> | \$ <u>143.06</u> |
| SCHOOL DIST. | <u>20</u> | \$ |
| DELINQUENT | <u>20</u> | \$ <u>2407.40</u> |
| TOTAL ***** | | \$ <u>2550.46</u> |

MUNICIPAL FEES DUE:

| | | |
|-------------|-----------|---------------|
| SEWER | <u>20</u> | \$ |
| WATER | <u>20</u> | \$ |
| TOTAL ***** | | \$ <u>-0-</u> |

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

TOTAL COSTS (OPENING BID) \$ 4160.46

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

TAMMAC Corp. VS Matthew Swartz

NO. 156-05 ED NO. 1034-05 JD

DATE/TIME OF SALE: 3-15-06 0930

BID PRICE (INCLUDES COST) \$ 4160.46

POUNDAGE - 2% OF BID \$ 83.21

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4243.67

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Dominic Mello

TOTAL DUE: \$ 4243.67

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 2893.67

HOURIGAN, KLUGER & QUINN, P.C.
600 THIRD AVENUE
KINGSTON, PA 18704-5815
(570) 287-3000
(570) 287-8005(Facsimile)

TELECOPIER TRANSMITTAL

DATE/TIME: Tuesday, April 11, 2006 4:14:06 PM

WE ARE SENDING 02 PAGES (INCLUDING THE TRANSMITTAL SHEET)

TO: Timothy Chamberlain, Sheriff

TELECOPIER PHONE NO: 389-5625

FROM:

FILE NO: 675830/000807

Transmitter:

IF YOU DO NOT RECEIVE ALL PAGES INDICATED ABOVE, PLEASE CONTACT US
AT (570) 287-3000 IMMEDIATELY.

MESSAGE:

THIS COMMUNICATION WAS GENERATED BY A COMPUTERIZED FAX AND THEREFORE CONTAINS NO ORIGINAL SIGNATURES. THE INFORMATION CONTAINED IN THIS COMMUNICATION IS SUBJECT TO THE ATTORNEY-CLIENT PRIVILEGE AND IS CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS COMMUNICATION IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPY OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE VIA THE UNITED STATES POSTAL SERVICE. THANK YOU.

Ext. 1126

Direct E-Mail: jshoemaker@hkqpc.com

April 11, 2006

via fax (570) 389-5625 and first class mail

Timothy T. Chamberlain, Sheriff
Columbia County Courthouse
35 N. Main Street
Bloomsburg, PA 17815

**Re: Tammac Corporation v. Matthew C. Swartz
No. 1034 of 2005 (Columbia County)(Mortgage Foreclosure)
Tammac Account No. 02-1005
NO. 156-05 E.D.
Our File No. 67583-807**

Dear Sheriff Chamberlain:

As a follow up to our telephone conversation earlier today, please make the grantee on the Sheriff's Deed for the mortgaged property "Tammac Holdings Corporation."

Please call me if you have any questions or require any additional information.

Respectfully,

James T. Shoemaker

JTS:mz

sc: Amanda Heiges

HOURIGAN, KLUGER & QUINN
A PROFESSIONAL CORPORATION

BY: JAMES T. SHOEMAKER, ESQUIRE
IDENTIFICATION NO. 63871

ATTORNEY FOR Plaintiff

LAW OFFICES
600 THIRD AVENUE
KINGSTON, PA 18704
(570) 287-3000

TAMMAC CORPORATION, no by assignment, IN THE COURT OF COMMON PLEAS
2nd NATIONAL BANK OF WARREN, by OF COLUMBIA COUNTY, PENNSYLVANIA
and through its servicing agent, TAMMAC
CORPORATION

Plaintiff

vs.

No. 1034-CV Term 2005 J.D.

MATTHEW C. SWARTZ

No. 2005 ED-156 Term 2005 E.D.

Defendant

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

AFFIDAVIT PURSUANT TO RULE 3129. 1

Plaintiff in the above action, sets forth as of the date the Praecept for the Writ of Execution was filed the following information concerning the real property located in the Township of Pine, Columbia County, as more particularly described in Exhibit "A" attached hereto.

1. Name and address of Owner:

Matthew C. Swartz
Apt. 10 Walnut St.
Millville, PA 17846

Matthew C. Swartz
282 Beech Glen Road
Benton, PA 17814

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

Matthew C. Swartz
Apt. 10 Walnut St.
Millville, PA 17846

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

Tammac Corporation, now by assignment,
2nd National Bank of Warren, by and through
its servicing agent, Tammac Corporation
100 Commerce Blvd. Ste. 200
Wilkes-Barre, PA 18711

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

Tammac Corporation, now by assignment,
2nd National Bank of Warren, by and through
its servicing agent, Tammac Corporation
100 Commerce Blvd. Ste. 200
Wilkes-Barre, PA 18711

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

Berwick Area Joint Sewer Authority
c/o Anthony J. McDonald, Esq.
Dickson, Gordner and McDonald
208 East Second Street
Berwick, PA 18603

Giesinger Medical Center & Geisinger Clinic
c/o John L. McLaughlin, Esq.
12 W. Market St.
PO Box 179
Danville, PA 17821

6. 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:

Columbia County Tax Claim Bureau
Courthouse
P. O. Box 380
Bloomsburg, PA 17815

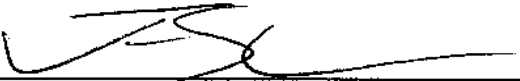
Pine Township Tax Collector
Debbie Piatt
211 Beech Glen Road
Benton, PA 17814

Columbia County
Domestic Relations
15 Perry Ave.
Bloomsburg, PA 17815

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

HOURIGAN, KLUGER & QUINN, P.C.

BY:


James T. Shoemaker, Esquire

Date: December 1, 2005

DESCRIPTION

ALL that certain piece, parcel and tract of land situate in Pine Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in a stonepile located in the northeast corner of property owned now or formerly by Harry F. Thomas and Eva I. Thomas, his wife, and in line of lands now or formerly of Dale Robbins and Robert Rosenkaimer;

THENCE along land now or formerly of Robert Rosenkaimer, South 21 degrees 28 minutes West, 150 feet to an iron pin;

THENCE along land now or formerly of Harry F. Thomas and Eva I. Thomas, his wife, North 70 degrees, 21 minutes West, 600 feet to an iron pin;

THENCE along land now or formerly of said Thomas, North 21 degrees, 28 minutes East 150 feet to an iron pin;

THENCE along land now or formerly of Dale Robbins, South 70 degrees, 21 minutes East, 600 feet to an iron pin the place of BEGINNING.

UPON which is situate a mobile home.

CONTAINING 2.065 acres, according to a survey prepared by Construction Engineering, Inc., dated March 24, 1979.

TOGETHER with all rights, title and interest of the Grantor in and to a 50 foot right-of-way (easement) as more specifically set forth in the deed between Harry F. Thomas, et ux, Grantors and Michael A. Thomas and Donna J. Thomas his wife, as recorded in the Columbia County Recorder's Office in Deed Book 293, page 917.

BEING the same premises conveyed to Matthew C. Swartz by deed from Brian L. Lowe and Kelley D. Lowe, husband and wife, of Bloomsburg, Pennsylvania by deed dated December 27, 2001 and recorded in Columbia County Recorder of Deeds Instrument No. 200113426.

UNDER AND SUBJECT to any and all conditions, reservations, covenants, restrictions and agreements contained in the chain of title.

TAX PARCEL NO. 29-10-010-02

| INVOICE NUMBER | INVOICE DATE | DESCRIPTION | GROSS AMOUNT | | NET AMOUNT |
|-------------------------|-----------------|---|-----------------|-------------------|-----------------|
| MK-COLLECT | 4/06/06 | LEGAL FEES MANTHEY SWARTZ SHERIFF SALE COSTS 0201005 | 2,893.67 | 50355- \$2,893.67 | 2,893.67 |
| CHECK NO. 594696 | | TOTALS | 2,893.67 | | 2,893.67 |

THE FACE OF THIS CHECK HAS A BLUE BACKGROUND - DO NOT CASH IF BACKGROUND IS NOT BLUE



LEGAL FEES

**** TWO THOUSAND EIGHT HUNDRED NINETY THREE AND 67/100**

M&T BANK
WILKES BARRE, PA 18773

60-1861
0313

| CHECK DATE | CHECK NUMBER |
|---------------|-----------------|
| 4/06/06 | 594696 |

594696

CHECK AMOUNT

*******2,893.67**

TO THE
ORDER OF:

COLUMBIA COUNTY SHERIFF

THIS DOCUMENT INCLUDES A TRUE WATERMARK - HOLD TO LIGHT TO VIEW

⑈594696⑈ ⑆031318619⑆ 61000000124595⑈

Respectfully,

James T. Shoemaker

JTS:mz

enclosure

sc: Amanda Heiges (w/o encl)

HOURIGAN, KLUGER & QUINN

A PROFESSIONAL CORPORATION

ALLAN M. KLUGER
RICHARD M. GOLDBERG
RICHARD S. BISHOP
JAMES T. SHOEMAKER
MICHELLE M. QUINN
DAVID A. KENS, JR.
DAVID W. SABA
AMANDA V. WRIGHT KLUGER
MICHAEL T. BLAZICK

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RICHARD M. WILLIAMS
TERRENCE J. HERRON
JENNIFER L. ROGERS
MICHAEL A. LOMBARDO III
KELLY M. OCHREITER

LAW OFFICES
800 THIRD AVENUE
KINGSTON, PA 18704-5815

(570) 287-3000
FACSIMILE (570) 287-8005

E-MAIL: hkq@hkqpc.com

SUITE TWO HUNDRED
434 LACKAWANNA AVENUE
SCRANTON, PA 18503-2014
(570) 346-8414
FACSIMILE (570) 961-5072

OF COUNSEL
ROBERT C. CONDAVIS

ANDREW HOURIGAN, JR.
1048-1076

ALSO MEMBER NJ BAR

Ext. 1126

Direct E-Mail: jshoemaker@hkqpc.com

April 10, 2006

Timothy T. Chamberlain, Sheriff
Columbia County Courthouse
35 N. Main Street
Bloomsburg, PA 17815

**Re: Tammac Corporation v. Matthew C. Swartz
No. 1034 of 2005 (Columbia County)(Mortgage Foreclosure)
Tammac Account No. 02-1005
NO. 156-05 E.D.
Our File No. 67583-807**

Dear Sheriff Chamberlain:

Pursuant to facsimile to me dated March 31, 2006, please find a check made payable to the order of the Columbia County Sheriff in the amount of \$2,893.67. I have enclosed a copy of your March 31, 2006 facsimile to me for your immediate reference.

Please let me know if you have any questions or require any additional information.

Respectfully,



James T. Shoemaker

JTS:mz
enclosure
sc: Amanda Heiges (w/o encl)

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: James T. Shoemaker, Esq.**From:** Sheriff Timothy T. Chamberlain**Fax:****Date:** March 31, 2006**Phone:****Pages:** 3**Re:** Foreclosure**CC:**

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

•Comments

sale was held March 15 deed instructions and costs due in the amount of \$2,893.67.

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: James T. Shoemaker, Esq.

From: Sheriff Timothy T. Chamberlain

Fax:

Date: March 31, 2006

Phone:

Pages: 3

Re: Foreclosure

CC:

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

•Comments

sale was held March 15 deed instructions and costs due in the amount of \$2,893.67.

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 February 22; March 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 10th day of MARCH, 2006.

(Notary Public)
Commonwealth of Pennsylvania
My commission expires
Notarial Seal
Dennis L. Ashenfelder, 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.

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:

Tammac Corporation
100 Commerce Blvd Ste. 200
Wilkes-Barre, PA 18711

2. Article Number

(Transfer from service label)

7004 2890 0001 4115 9180

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 4115 9142

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

- A. Signature [Signature] 156 ☐ Agent Address [Address]
- B. Received by (Printed Name) [Name] ☐ Agent Address [Address]
- C. Date of Delivery DEC 01 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 [Signature] 156 ☐ Agent Address [Address]
- B. Received by (Printed Name) [Name] ☐ Agent Address [Address]
- C. Date of Delivery DEC 01 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

Tax Notice 2006 County & Municipality

PINE TWP

MAKE CHECKS PAYABLE TO:

Debra Piatt
211 BEECH GLENN RD
Benton PA 17814

HOURS: MONDAY: 8PM TO 5PM

AFTER DISCOUNT BY APT. ONLY.

MY HOME: 1PM TO 3PM ON APRIL 29 & AUG 28

PHONE: 570-458-6072

FOR: COLUMBIA COUNTY

DATE 03/01/2006

BILL NO. 27444

| DESCRIPTION | ASSESSMENT | MILLS | LESS DISCOUNT | AX AMOUNT DUE | INCL PENALTY |
|--|------------|-------|----------------------------------|---------------------------------|--------------------------|
| GENERAL | 19,780 | 5.646 | 109.45 | 111.68 | 122.85 |
| SINKING | | 1.345 | 26.07 | 26.80 | 29.26 |
| TWP RE | | .389 | 7.54 | 7.89 | 8.07 |
| The discount & penalty have been calculated for your convenience | | | 143.06 | 145.97 | 150.18 |
| PAY THIS AMOUNT | | | April 30 If paid on or before | June 30 If paid on or before | June 30 If paid after |

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

SWARTZ MATTHEW C
282 BEECH GLENN ROAD
BENTON PA 17814

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 5 %
PARCEL: 29 -10 -010-02,000
282 BEECH GLENN RD
2.06 Acres Land

Buildings 5,416
Total Assessment 14,364
19,780

This tax returned to
courthouse on:
January 1, 2007

FILE COPY

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

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.

TAMMAC CORP..

VS.

MATTHEW SWARTZ

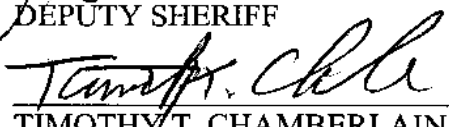
WRIT OF EXECUTION #156 OF 2005 ED

POSTING OF PROPERTY

FEBRUARY 8, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF MATTHEW SWARTZ AT 282 BEECH GLENN RD BENTON
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA
COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 8TH DAY OF FEBRUARY 2006



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

156

HOURLGAN, KLUGER & QUINN

A PROFESSIONAL CORPORATION

ALLAN M. KLUGER
RICHARD M. GOLDBERG
RICHARD S. BISHOP
JAMES T. SHOEMAKER
MICHAEL J. KOWALSKI
RICHARD M. WILLIAMS
TERRENCE J. HERRON
JENNIFER L. ROGERS
MICHAEL A. LOMBARDI III

JOSEPH A. QUINN, JR.
ARTHUR L. PICCONI
JOSEPH E. KLUGER
DONALD C. LIGORIO
MICHELLE M. QUINN
DAVID AIKENS, JR.
DAVID W. SABA
AMANDA V. WRIGHT-KLUGER
MICHAEL T. BLAZICK

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SUITE TWO HUNDRED
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SCRANTON, PA 18503-2014
(570) 346-8434
FACSIMILE (570) 961-5072

OF COUNSEL
ROBERT C. CORDARO
ALSO MEMBER NJ BAR

ANDREW HOURLGAN, JR.
1948-1978

Ext. 1195

February 13, 2006

Columbia County Prothonotary
35 N. Main Street
Bloomsburg, PA 17815


RE: Tammac Corporation, now by assignment, 2nd National Bank of Warren, by and through its servicing agent, Tammac Corporation vs. Matthew Swartz
Our File No. 67583-807

Dear Sir/Madam:

Enclosed please find an original and copy of an Affidavit of Service which I am filing with your office relative to the above referenced matter. Please return a time-stamped copy to me in the self-addressed stamped envelope I enclose for your convenience.

Should you have any questions, please do not hesitate to contact me.

Sincerely,


PATRICIA A. HANEY
Paralegal

PAH/sme
encls.

cc: Columbia County Sheriff (w/encls.)
Amanda Heiges (w/encls.)
James T. Shoemaker, Esquire

HOURIGAN, KLUGER & QUINN
A PROFESSIONAL CORPORATION

BY: JAMES T. SHOEMAKER, ESQUIRE
IDENTIFICATION NO. 63871

ATTORNEY FOR Plaintiff

LAW OFFICES
600 THIRD AVENUE
KINGSTON, PA 18704
(570) 287-3000

TAMMAC CORPORATION, now by
assignment, 2nd NATIONAL BANK OF
WARREN, by and through its servicing
agent, TAMMAC CORPORATION,

Plaintiff

vs.

MATTHEW C. SWARTZ

Defendant

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

No. 1034-CV Term 2005 J.D.

No. 2005-ED-156 Term 2005 E.D.

: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)

AFFIDAVIT OF SERVICE

I, James T. Shoemaker, Esquire, being duly sworn according to law, depose and state as follows:

1. That I am the attorney for the plaintiff in the above-captioned matter.
2. That on February 13, 2006 a notice of sheriff's sale was sent to the following lien

holders of record in the above-captioned matter:

Matthew C. Swartz
Apt. 10 Walnut St.
Millville, PA 17846

Matthew C. Swartz
282 Beech Glen Road
Benton, PA 17814

Tammac Corporation, now by assignment, 2nd
National Bank of Warren, by and through its
servicing agent, Tammac Corporation
100 Commerce Blvd., Suite 200
Wilkes-Barre, PA 18711

Geisinger Medical Center & Geisinger Clinic
c/o John L. McLaughlin, Esq.
12 West Market St.
P.O. Box 179
Danville, PA 17821

Pine Township Tax Collector
Debbie Piatt
211 Beech Glen Road
Benton, PA 17814

Berwick Area Joint Sewer Authority
c/o Anthony J. McDonald, Esq.
Dickson, Gordner and McDonald
208 East Second St.
Berwick, PA 18603

Columbia County Tax Claim Bureau
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Columbia County Domestic Relations
15 Perry Ave.
Bloomsburg, PA 17815

A true and correct copy of the certificates of mailing are attached hereto and
made a part hereof and marked Exhibit "A".

Respectfully submitted,
HOURIGAN, KLUGER & QUINN, P.C.

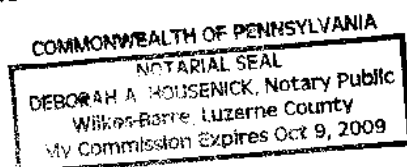
BY: 

James T. Shoemaker, Esquire
I.D. No. 63871
Counsel for the plaintiff, Tammac
Corporation, now by assignment,
2nd National Bank of Warren, by and
through its servicing agent, Tammac
Corporation, now by assignment,
Tammac Holdings Corporation

Sworn to and subscribed before me

this 13th day of February, 2006.


Notary Public



U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**

MAY BE USED FOR DOMESTIC AND INTERNATIONAL
MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

RECEIVED FROM:

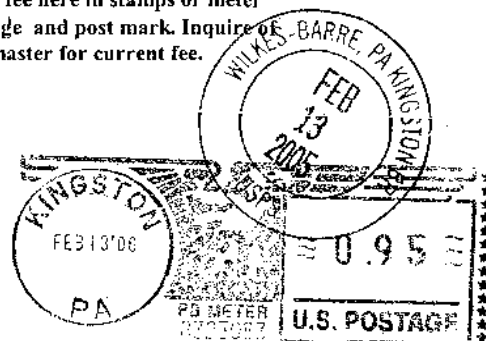
JAMES T. SHOEMAKER, ESQUIRE
HOURIGAN, KLUGER & QUINN, P.C.
600 Third Avenue
Kingston, PA 18704

ONE PIECE OF ORDINARY MAIL ADDRESSED TO:

Matthew C. Swartz
Apt. 10 Walnut St.
Millville, PA 17846

PS FORM 3817, Mar. 1989

Affix fee here in stamps or meter
postage and post mark. Inquire of
Postmaster for current fee.



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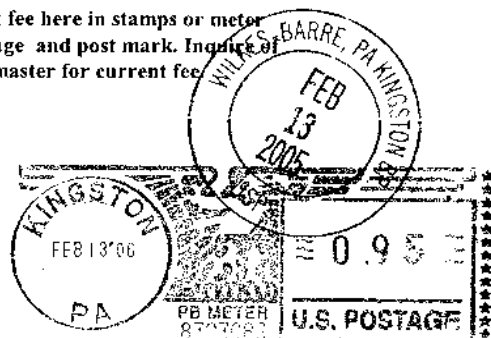
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600 Third Avenue
Kingston, PA 18704

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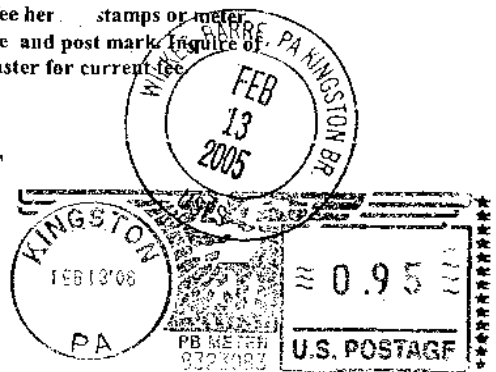
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Kingston, PA 18704

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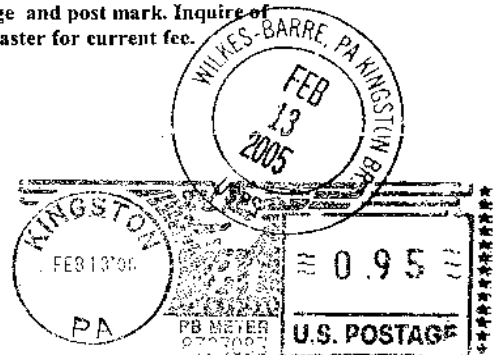
JAMES T. SHOEMAKER, ESQUIRE
HOURIGAN, KLUGER & QUINN, P.C.
600 Third Avenue
Kingston, PA 18704

ONE PIECE OF ORDINARY MAIL ADDRESSED TO:

Berwick Area Joint Sewer Authority
c/o Anthony J. McDonald, Esq.
Dickson, Gordner and McDonald
208 East Second St.
Berwick, PA 18603

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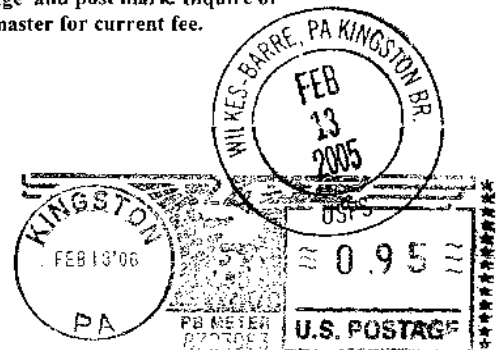
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HOURIGAN, KLUGER & QUINN, P.C.
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c/o John L. McLaughlin, Esq.
12 West Market St.
P.O. Box 179
Danville, PA 17821

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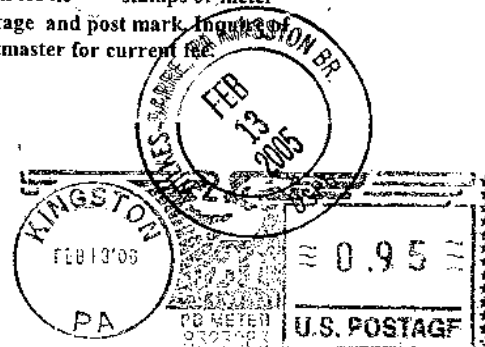
JAMES T. SHOEMAKER, ESQUIRE
HOURIGAN, KLUGER & QUINN, P.C.
600 Third Avenue
Kingston, PA 18704

ONE PIECE OF ORDINARY MAIL ADDRESSED TO:

Columbia County Tax Claim Bureau
Courthouse
P.O. Box 380
Bloomsburg, PA 17815

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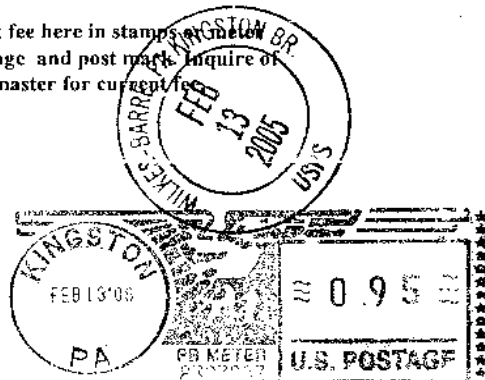
JAMES T. SHOEMAKER, ESQUIRE
HOURIGAN, KLUGER & QUINN, P.C.
600 Third Avenue
Kingston, PA 18704

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Pine Township Tax Collector
Debbie Piatt
211 Beech Glen Road
Benton, PA 17814

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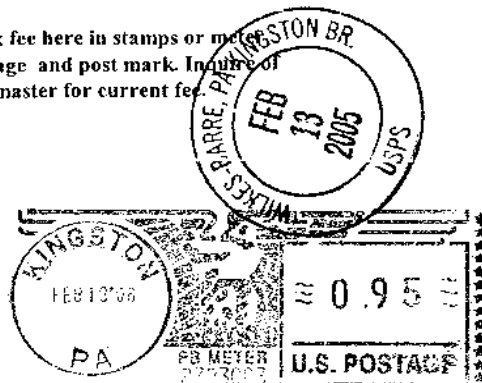
JAMES T. SHOEMAKER, ESQUIRE
HOURIGAN, KLUGER & QUINN, P.C.
600 Third Avenue
Kingston, PA 18704

ONE PIECE OF ORDINARY MAIL ADDRESSED TO:

Columbia County Domestic Relations
15 Perry Ave.
Bloomsburg, PA 17815

PS FORM 3817, Mar. 1989

Affix fee here in stamps or meter
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Postmaster for current fee.



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

TAMMAC CORPORATION, NO BY
ASSIGNMENT, 2ND NATIONAL BANK OF
WARREN, BY AND THROUGH ITS
SERVICING AGEN, TAMMAC
CORPORATION

Docket # 156ED2005

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

MATTHEW C. SWARTZ

AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, JANUARY 25, 2006, AT 1:22 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON MATTHEW SWARTZ AT COLUMBIA
COUNTY SHERIFF'S OFFICE BLOOMSBURG BY HANDING TO MATTHEW SWARTZ, , A
TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE
CONTENTS THEREOF.

SO ANSWERS,

Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, JANUARY 25, 2006

Wendy Westover

NOTARY PUBLIC

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

X *Alfred C. Beitz*
W. BEITZ

DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/5/2005

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 156ED2005

PLAINTIFF

TAMMAC CORPORATION, NO BY ASSIGNMENT, 2ND
NATIONAL BANK OF WARREN, BY AND THROUGH ITS
SERVICING AGEN, TAMMAC CORPORATION

DEFENDANT

MATTHEW C. SWARTZ
HOURIGAN, KLUGER & QUINN

ATTORNEY FIRM

| PERSON/CORP TO SERVED |
|---|
| MATTHEW SWARTZ |
| APT. 10 WALNUT ST. OR 282 BEECH GLENN RD |
| MILLVILLE OR BENTON |

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Matthew Swartz

RELATIONSHIP Defendant IDENTIFICATION _____

DATE 1/25 TIME 13:22 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) ~~Matthew Swartz~~
~~Matthew Swartz~~

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 1/25/2006

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA. 17815
FAX: (570) 389-3625

24 HOUR PHONE
(570) 764-6368

PHONE
(570) 389-3622

Monday, December 05, 2005

DEBRA PIATT-TAX COLLECTOR
211 BEECH GLENN RD
BENTON, PA 17814-

TAMMAC CORPORATION, NO BY ASSIGNMENT, 2ND NATIONAL BANK
OF WARREN, BY AND THROUGH ITS SERVICING AGEN, TAMMAC
CORPORATION
VS
MATTHEW C. SWARTZ

DOCKET # 156ED2005

JD # 1034JD2005

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office **IMMEDIATELY**.

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

| | | | |
|----------------------------|-----------|--------|--|
| | UNIT | 1VP | |
| Discount | 2 % | 2 % | |
| Penalty | 10 % | 5 % | |
| PARCEL: 29 -10 -010-02,000 | | | |
| 2.03 Acres | Land | 5,416 | |
| | Buildings | 14,364 | |
| Total Assessment | | 19,780 | |

07/01/2005

TAX NOTICE 2005 SCHOOL REAL ESTATE
 PINN TWP
 2 CHECKS PAYABLE TO:
 DEBRA R PIATT
 211 BEECH GLEN ROAD
 BENTON, PA 17814

HOURS MON 6-9PM DURING DISCOUNT
 AFTER DISCOUNT BY APPT ONLY
 MY HOME 1-3PM 8/21/05
 PHONE 570-458-6072

M
 A SEARTE MATTHEW C
 I 282 BEECH GLEN ROAD
 L BENTON PA 17814

T
 O

| FOR MILVILLIE SCHOOL DISTRICT | | | | DATE 07/01/2005 | | BILL# 000656 | |
|---|------------|---------|---|---|-----|--------------------------------------|--|
| DESCRIPTION | ASSESSMENT | RATE | LESS DISC | AMOUNT PAID | INC | PENALTY | |
| REAL ESTATE | 19780 | 42.9000 | 831.59 | 848.56 | | 933.42 | |
| 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. | | | | | | | |
| PAY THIS AMOUNT | | | 831.59 AUG 31 IF PAID ON OR BEFORE | 848.56 OCT 31 IF PAID ON OR BEFORE | | 933.42 OCT 31 IF PAID AFTER | |

SCHOOL PENALTY AT 10%

| PROPERTY DESCRIPTION | | SCHOOL PENALTY AT 10% | |
|-----------------------|------------|---|------|
| PARCEL 29 10 01002000 | | PROCT. | 9676 |
| Land | 29011-3426 | 5416.00 | |
| 2.00 ACRES | | 14364.00 | |
| | | THIS TAX TURNED OVER TO COLLECTION JANUARY 1, 2006. | |

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/5/2005

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 156ED2005

PLAINTIFF TAMMAC CORPORATION, NO BY ASSIGNMENT, 2ND
NATIONAL BANK OF WARREN, BY AND THROUGH ITS
SERVICING AGEN, TAMMAC CORPORATION

DEFENDANT MATTHEW C. SWARTZ
ATTORNEY FIRM HOURIGAN, KLUGER & QUINN

| PERSON/CORP TO SERVED |
|---------------------------|
| DEBRA PIATT-TAX COLLECTOR |
| 211 BEECH GLENN RD |
| BENTON |

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-6-5 TIME 1235 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

| ATTEMPTS | | | |
|----------|-------|---------|---------|
| DATE | TIME | OFFICER | REMARKS |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

DEPUTY J. Carter DATE 12-6-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/5/2005

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 156ED2005

PLAINTIFF TAMMAC CORPORATION, NO BY ASSIGNMENT, 2ND
NATIONAL BANK OF WARREN, BY AND THROUGH ITS
SERVICING AGEN, TAMMAC CORPORATION

DEFENDANT MATTHEW C. SWARTZ
ATTORNEY FIRM HOURIGAN, KLUGER & QUINN

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

SERVED UPON Leslie LEVAN

RELATIONSHIP BOY SERV. IDENTIFICATION _____

DATE 12-6-5 TIME 0950 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

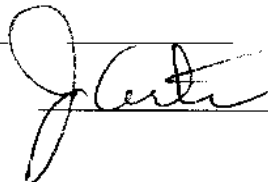
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 12-6-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/5/2005

SERVICE# 8 - OF - 12 SERVICES
DOCKET # 156ED2005

PLAINTIFF

TAMMAC CORPORATION, NO BY ASSIGNMENT, 2ND
NATIONAL BANK OF WARREN, BY AND THROUGH ITS
SERVICING AGEN, TAMMAC CORPORATION

DEFENDANT
ATTORNEY FIRM

MATTHEW C. SWARTZ
HOURIGAN, KLUGER & QUINN

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 12-6-5 TIME 0810 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

| DATE | TIME | OFFICER | REMARKS |
|------|------|---------|---------|
| | | | |
| | | | |
| | | | |

DEPUTY

J. Cule

DATE 12-6-5

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:06-DEC-05

FEE:\$5.00

CERT. NO:1500

SWARTZ MATTHEW C
282 BEECH GLENN ROAD
BENTON PA 17814

DISTRICT: PINE TWP
DEED 20011-3426
LOCATION: 282 BEECH GLENN RD
PARCEL: 29 -10 -010-02,000

| YEAR | BILL ROLL | AMOUNT | INTEREST | PENDING | TOTAL AMOUNT |
|-------------|-----------|----------|----------|---------|--------------|
| | | | | | |
| 2004 | PRIM | 1,223.52 | 23.86 | | 1,247.38 |
| TOTAL DUE : | | | | | \$1,247.38 * |

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: March ,2006

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

REQUESTED BY: Timothy T. Chamberlain dm.

* This Does not include the
2005 Taxes

REAL ESTATE OUTLINE

ED # 156-05

DATE RECEIVED 12-5-05
DOCKET AND INDEX 12-5-05
SET FILE FOLDER UP 12-5-05

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# 583923
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Mar 15 06 TIME 0930
POSTING DATE Feb. 8 06
ADV. DATES FOR NEWSPAPER
1ST WEEK Feb. 22
2ND WEEK Mar 1
3RD WEEK 8, 06

282 Beech Glenn Rd

SHERIFF'S SALE

WEDNESDAY MARCH 15, 2006 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 156 OF 2005 ED AND CIVIL WRIT NO. 1034 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece, parcel and tract of land situate in Pine Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in a stonepile located in the northeast corner of property owned now or formerly by Harry F. Thomas and Eva I. Thomas, his wife, and in line of lands now or formerly of Dale Robbins and Robert Rosenkaimer; THENCE along land now or formerly of Robert Rosenkaimer, South 21 degrees 28 minutes West, 150 feet to an iron pin; THENCE along land now or formerly of Harry F. Thomas and Eva I. Thomas, his wife, North 70 degrees, 21 minutes West, 600 feet to an iron pin; THENCE along land now or formerly of said Thomas, North 21 degrees, 28 minutes East 150 feet to an iron pin;

THENCE along land now or formerly of Dale Robbins, South 70 degrees, 21 minutes East, 600 feet to an iron pin the place of BEGINNING.

UPON which is situate a mobile home.

CONTAINING 2.065 acres, according to a survey prepared by Construction Engineering, Inc., dated March 24, 1979.

TOGETHER with all rights, title and interest of the Grantor in and to a 50 foot right-of-way (easement) as more specifically set forth in the deed between Harry F. Thomas, et ux, Grantors and Michael A. Thomas and Donna J. Thomas his wife, as recorded in the Columbia County Recorder's Office in Deed Book 293, page 917.

BEING the same premises conveyed to Matthew C. Swartz by deed from Brian L. Lowe and Kelley D. Lowe, husband and wife, of Bloomsburg, Pennsylvania by deed dated December 27, 2001 and recorded in Columbia County Recorder of Deeds Instrument No. 200113426.

UNDER AND SUBJECT to any and all conditions, reservations, covenants, restrictions and agreements contained in the chain of title.

TAX PARCEL NO. 29-10-010-02.

IMPROVED with a single family dwelling located at 282 Beech Glen Road, Benton, Columbia County, Pennsylvania, Tax parcel 29-10-010-02. Judgment filed to 1034-CV of 2005.

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
James T. Shoemaker
600 Third Ave.
Kingston, PA 18704

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

SHERIFF'S SALE

WEDNESDAY MARCH 15, 2006 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 156 OF 2005 ED AND CIVIL WRIT NO. 1034 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece, parcel and tract of land situate in Pine Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in a stonepile located in the northeast corner of property owned now or formerly by Harry F. Thomas and Eva I. Thomas, his wife, and in line of lands now or formerly of Dale Robbins and Robert Rosenkaimer; THENCE along land now or formerly of Robert Rosenkaimer, South 21 degrees 28 minutes West, 150 feet to an iron pin; THENCE along land now or formerly of Harry F. Thomas and Eva I. Thomas, his wife, North 70 degrees, 21 minutes West, 600 feet to an iron pin; THENCE along land now or formerly of said Thomas, North 21 degrees, 28 minutes East 150 feet to an iron pin;

THENCE along land now or formerly of Dale Robbins, South 70 degrees, 21 minutes East, 600 feet to an iron pin the place of BEGINNING.

UPON which is situate a mobile home.

CONTAINING 2.065 acres, according to a survey prepared by Construction Engineering, Inc., dated March 24, 1979.

TOGETHER with all rights, title and interest of the Grantor in and to a 50 foot right-of-way (easement) as more specifically set forth in the deed between Harry F. Thomas, et ux, Grantors and Michael A. Thomas and Donna J. Thomas his wife, as recorded in the Columbia County Recorder's Office in Deed Book 293, page 917.

BEING the same premises conveyed to Matthew C. Swartz by deed from Brian L. Lowe and Kelley D. Lowe, husband and wife, of Bloomsburg, Pennsylvania by deed dated December 27, 2001 and recorded in Columbia County Recorder of Deeds Instrument No. 200113426.

UNDER AND SUBJECT to any and all conditions, reservations, covenants, restrictions and agreements contained in the chain of title.

TAX PARCEL NO. 29-10-010-02.

IMPROVED with a single family dwelling located at 282 Beech Glen Road, Benton, Columbia County, Pennsylvania, Tax parcel 29-10-010-02. Judgment filed to 1034-CV of 2005.

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
James T. Shoemaker
600 Third Ave.
Kingston, PA 18704

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

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

TAMMAC CORPORATION, no by assignment, IN THE COURT OF COMMON PLEAS
2nd NATIONAL BANK OF WARREN, by OF COLUMBIA COUNTY, PENNSYLVANIA
and through its servicing agent, TAMMAC
CORPORATION

Plaintiff

vs.

No. 1034-CV Term 2005 J.D.

MATTHEW C. SWARTZ

No. _____ Term 2005 E.D.

Defendant

2005-ED-156
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

See attached Exhibit "A"

Amount Due:

Principal and Interest to 6/28/05

\$55,871.99

Interest from 6/28/05 to _____

\$ _____

Total..... \$ 55,871.99, plus interest, attorney's fees
and costs

Farris B. Wene

Prothonotary, Court of Common Pleas of
Columbia County, Pennsylvania

Dated 12-05-05

(SEAL)

By: *Elizabeth G. Brennan*

Deputy

No. 1034-CV Term, 2005 J.D.

No. _____ Term, 2005 E.D.

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

TAMMAC CORPORATION, NOW BY ASSIGNMENT, 2ND
NATIONAL BANK OF WARREN, BY AND THROUGH ITS
SERVICING AGENT, TAMMAC CORPORATION

vs.

MATTHEW C. SWARTZ

WRIT OF EXECUTION

(Mortgage Foreclosure)

Claim \$ 55,871.99
Interest from 6/28/05
Costs
Execution Atty. Pd. _____
Judgment Fee _____
Sheriff _____
Atty's. Fee _____
Atty's. Comm. _____
Satisfaction _____

Hourigan, Kluger & Quinn, PC
James T. Shoemaker, Esq. Attorney for Plaintiff(s)
Address: 600 Third Avenue, Kingston, PA 18704
Where papers may be served

DESCRIPTION

ALL that certain piece, parcel and tract of land situate in Pine Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in a stonepile located in the northeast corner of property owned now or formerly by Harry F. Thomas and Eva I. Thomas, his wife, and in line of lands now or formerly of Dale Robbins and Robert Rosenkaimer;

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UPON which is situate a mobile home.

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BEING the same premises conveyed to Matthew C. Swartz by deed from Brian L. Lowe and Kelley D. Lowe, husband and wife, of Bloomsburg, Pennsylvania by deed dated December 27, 2001 and recorded in Columbia County Recorder of Deeds Instrument No. 200113426.

UNDER AND SUBJECT to any and all conditions, reservations, covenants, restrictions and agreements contained in the chain of title.

TAX PARCEL NO. 29-10-010-02

SHERIFF'S SALE

WEDNESDAY MARCH 15, 2006 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 156 OF 2005 ED AND CIVIL WRIT NO. 1034 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:

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TAX PARCEL NO. 29-10-010-02.

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TERMS OF SALE

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Plaintiff's Attorney
James T. Shoemaker
600 Third Ave.
Kingston, PA 18704

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

TAMMAC CORPORATION, no by assignment, IN THE COURT OF COMMON PLEAS
2nd NATIONAL BANK OF WARREN, by OF COLUMBIA COUNTY, PENNSYLVANIA
and through its servicing agent, TAMMAC
CORPORATION

Plaintiff

vs.

No. 1034-CV Term 2005 J.D.

MATTHEW C. SWARTZ

No. 2005-ED 156 Term 2005 E.D.

Defendant

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that you may have the right to prevent or delay the sheriff's sale by filing, before this sale, a petition with the court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the court any defense or objection you might have within twenty (20) days after service of the complaint for mortgage foreclosure and notice to defend, you may have the right to have the judgment opened if you promptly file a petition with the court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the sheriff's sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the sheriff has not made a valid return of service of the complaint and notice to defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition with the court to strike the judgment.

In addition you may have the right to petition to set aside the sale for (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition with the Court after the sale and before the sheriff has delivered his deed to the property.

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

**LEGAL SERVICES OF NORTHEASTERN
PENNSYLVANIA, INC.**
410 Bicentennial Building
15 Public Square
Wilkes-Barre, PA 18701
(570) 825-8567

**SUSQUEHANNA VALLEY
LEGAL SERVICES**
168 East Fifty Street
Bloomsburg, PA 17815
(570)784-8760

145 East Broad Street
Room 108
Hazleton, Pennsylvania 18201
(570) 455-9512

**PENNSYLVANIA LAWYER
REFERRAL SERVICE**
P.O. Box 1086
100 South St.
Harrisburg, PA 17108
(Pennsylvania residents phone:
1-800-692-7375; out-of-state
residents phone: 1-717-238-6715)

TAMMAC CORPORATION, no by assignment, IN THE COURT OF COMMON PLEAS
2nd NATIONAL BANK OF WARREN, by OF COLUMBIA COUNTY, PENNSYLVANIA
and through its servicing agent, TAMMAC
CORPORATION

Plaintiff

vs.

No. 1034-CV Term 2005 J.D.

MATTHEW C. SWARTZ

No. _____ Term 2005 E.D.

Defendant

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

CLAIM FOR EXEMPTION

TO THE SHERIFF:

I, the above-named Defendant, claim exemption of property from levy or attachment:

1. From my personal property in my possession which has been levied upon,

(a) I desire that my \$300.00 statutory exemption be

_____ (i) set aside in kind (specify property to be set aside in kind):

_____;

_____ (ii) paid in cash following the sale of property levied upon;

(b) I claim the following exemption (specify property and basis of exemption);

2. From my property which is in possession of a third party, I claim the following
exemptions:

(a) My \$300.00 statutory exemption: _____ in cash _____ in kind

(specify property) _____;

- (b) Social Security benefits on deposit in the amount of \$_____;
- (c) Other (specify amount and basis of exemption)
- _____

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at

Address

Telephone

I verify that the statements made in this Claim of Exemption are true and correct. 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.

Dated: _____

By _____
Matthew C. Swartz

THIS CLAIM TO BE FILED WITH THE OFFICE
OF THE SHERIFF OF COLUMBIA COUNTY:

_____ Columbia County Courthouse
_____ Bloomsburg, PA 17815

TAMMAC CORPORATION, no by assignment, IN THE COURT OF COMMON PLEAS
2nd NATIONAL BANK OF WARREN, by OF COLUMBIA COUNTY, PENNSYLVANIA
and through its servicing agent, TAMMAC
CORPORATION

Plaintiff

vs.

No. 1034-CV Term 2005 J.D.

MATTHEW C. SWARTZ

No. _____ Term 2005 E.D.

Defendant

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

SUMMARY OF MAJOR EXEMPTIONS

1. \$300.00 statutory exemption
2. Bibles, school books, sewing machines, uniforms and equipment
3. Most wages and unemployment compensation
4. Social Security benefits
5. Certain retirement funds and accounts
6. Certain veteran and armed forces benefits
7. Certain insurance proceeds
8. Such other exemptions as may be provided by law

Attorney: James T. Shoemaker

Tammac Corporation, now by assignment,

2nd National Bank of Warren, by and through

its servicing agent, Tammac Corporation

Plaintiff

vs.

Matthew C. Swartz

Defendant

DEFENDANTS TO BE SERVED:

(1.) Matthew C. Swartz

(2.)

(3.) _____

(4.) _____

(5.) _____

(6.) _____

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PA.
CIVIL DIVISION

ACTION TO BE SERVED

(Please specify)

Writ of Execution

Mortgage Foreclosure

No. 1034-CV of 2005

2005 ED-156
WHERE TO SERVE DEFENDANTS

Post Property: 282 Beech Glen Road
Benton, PA 17814

Apt. 10 Walnut St.

Millville, PA 17846

(7.) _____

SPECIAL INSTRUCTIONS ETC., FOR SERVICE:

SERVICE ATTEMPTS:

SERVICE _____

DATE: _____

POSTING OF PROPERTY _____

DATE: _____

ADVERTISING _____

DATE: _____

DATE: _____

PLEASE TYPE OR PRINT CLEARLY TO EFFECT PROPER SERVICE

I HEREBY CERTIFY AND RETURN THAT ON _____ I
SERVED THE WITHIN _____ UPON THE
WITHIN NAMED DEFENDANT _____

_____ BY HANDING TO _____

_____ AT _____

_____ COL. CO., PENNA., AND MAKING
KNOWN
TO _____ THE CONTENTS
THEREOF.

DEPUTY SHERIFF

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Attorney: James T. Shoemaker

Tammac Corporation, now by assignment,

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Plaintiff

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Matthew C. Swartz

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DEFENDANTS TO BE SERVED:

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IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PA.
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ACTION TO BE SERVED

(Please specify)

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2005-ED-156
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TO _____ THE CONTENTS
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BY VIRTUE OF A WRIT OF EXECUTION NO. _____ OF _____ ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH, IN THE COURTHOUSE, IN BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, ON _____, 2005, AT _____ M. IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANT IN AND TO

ALL that certain piece, parcel and tract of land situate in Pine Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in a stonepile located in the northeast corner of property owned now or formerly by Harry F. Thomas and Eva I. Thomas, his wife, and in line of lands now or formerly of Dale Robbins and Robert Rosenkaimer;

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

SEIZED AND TAKEN INTO EXECUTION AT THE SUIT OF THE TAMMAC CORPORATION, NOW BY ASSIGNMENT, 2ND NATIONAL BANK OF WARREN, BY AND THROUGH ITS SERVICING AGENT, TAMMAC CORPORATION, MATTHEW C. SWARTZ AND WILL BE SOLD BY :

SHERIFF OF COLUMBIA COUNTY
HOURIGAN, KLUGER & QUINN, P.C.
Attorney for Plaintiff

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SHERIFF OF COLUMBIA COUNTY
HOURIGAN, KLUGER & QUINN, P.C.
Attorney for Plaintiff

HOURIGAN, KLUGER & QUINN
A PROFESSIONAL CORPORATION

BY: JAMES T. SHOEMAKER, ESQUIRE
IDENTIFICATION NO. 63871

ATTORNEY FOR Plaintiff

LAW OFFICES
600 THIRD AVENUE
KINGSTON, PA 18704

(570) 287-3000

TAMMAC CORPORATION, no by assignment, IN THE COURT OF COMMON PLEAS
2nd NATIONAL BANK OF WARREN, by OF COLUMBIA COUNTY, PENNSYLVANIA
and through its servicing agent, TAMMAC
CORPORATION

Plaintiff

vs.

No. 1034-CV Term 2005 J.D.

MATTHEW C. SWARTZ


No. 2005 E.D. 156 Term 2005 E.D.

Defendant

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

WAIVER OF WATCHMAN/WAIVER OF 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; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.


James T. Shoemaker, Esquire
Attorney for Plaintiff

HOURIGAN, KLUGER & QUINN
A PROFESSIONAL CORPORATION

BY: JAMES T. SHOEMAKER, ESQUIRE
IDENTIFICATION NO. 63871

ATTORNEY FOR Plaintiff

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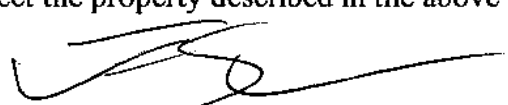
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James T. Shoemaker, Esquire
Attorney for Plaintiff

THE FACE OF THIS CHECK HAS A BLUE BACKGROUND - DO NOT CASH IF BACKGROUND IS NOT BLUE



TAMMAC
HOLDINGS CORPORATION

LEGAL FEES

**** ONE THOUSAND THREE HUNDRED FIFTY DOLLARS AND 00 CENTS**

TO THE
ORDER OF:

COLUMBIA COUNTY SHERIFF

M&T BANK

WILKES BARRE, PA 18773

| CHECK DATE | CHECK NUMBER |
|---------------|-----------------|
| 10/27/05 | 583923 |

60-1861
0313

583923

| CHECK AMOUNT |
|---------------|
| *****1,350.00 |

Robert D. Smith

THIS DOCUMENT INCLUDES A TRUE WATERMARK - HOLD TO LIGHT TO VIEW

⑈ 583923⑈ ⑆03131861⑆ 60000000121595⑈

HOURIGAN, KLUGER & QUINN
A PROFESSIONAL CORPORATION

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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Matthew C. Swartz
Apt. 10 Walnut St.
Millville, PA 17846

Your property located in the Township of Pine, County of Columbia, Pennsylvania is scheduled to be sold at Sheriff's Sale on _____, _____, at _____ m. in the Office of the Sheriff of Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the court judgment of \$55,871.99 (plus accrued interest) obtained by Tammac Corporation, now by assignment, 2nd National Bank of Warren, by and through its servicing agent, Tammac Corporation..

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

1. The sale will be cancelled if you pay to Mellon Bank, N.A., now by assignment, Citizens Bank of Pennsylvania, the amount of \$136,296.36 (plus accrued interest). You may call:

HOURIGAN, KLUGER & QUINN, P.C.
600 THIRD AVENUE
KINGSTON, PA 18704
TELEPHONE NO. (570) 287-3000

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Columbia County at (570) 389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Sheriff of Columbia County at (570) 389-5622.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff (30) days from date of sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within (30) days after date of sale.
7. You may also have other right and defenses, or ways of getting your house back, if you act immediately after the sale.

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

LEGAL SERVICES OF NORTHEASTERN PENNSYLVANIA, INC.

410 BICENTENNIAL BUILDING

15 PUBLIC SQUARE

WILKES-BARRE, PA 18701

(570) 825-8567

or

145 EAST BROAD STREET

ROOM 108

HAZLETON, PA 18201

(570) 455-9512

or

COLUMBIA COUNTY COURT ADMINISTRATOR

P.O. BOX 380

BLOOMSBURG, PA 17815

(570) 389-5667

~~HOURLIGAN, KLUGER & QUINN, P.C.~~

By: 

James T. Shoemaker, Esquire
Attorney for Plaintiff

HOURIGAN, KLUGER & QUINN
A PROFESSIONAL CORPORATION

BY: JAMES T. SHOEMAKER, ESQUIRE
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AFFIDAVIT PURSUANT TO RULE 3129.1

Plaintiff in the above action, sets forth as of the date the Praeipce for the Writ of Execution was filed the following information concerning the real property located in the Township of Pine, Columbia County, as more particularly described in Exhibit "A" attached hereto.

1. Name and address of Owner:

Matthew C. Swartz
Apt. 10 Walnut St.
Millville, PA 17846

Matthew C. Swartz
282 Beech Glen Road
Benton, PA 17814

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

Matthew C. Swartz
Apt. 10 Walnut St.
Millville, PA 17846

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

Tammac Corporation, now by assignment,
2nd National Bank of Warren, by and through
its servicing agent, Tammac Corporation
100 Commerce Blvd. Ste. 200
Wilkes-Barre, PA 18711

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

Tammac Corporation, now by assignment,
2nd National Bank of Warren, by and through
its servicing agent, Tammac Corporation
100 Commerce Blvd. Ste. 200
Wilkes-Barre, PA 18711

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

Berwick Area Joint Sewer Authority
c/o Anthony J. McDonald, Esq.
Dickson, Gordner and McDonald
208 East Second Street
Berwick, PA 18603

Giesinger Medical Center & Geisinger Clinic
c/o John L. McLaughlin, Esq.
12 W. Market St.
PO Box 179
Danville, PA 17821

6. 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:

Columbia County Tax Claim Bureau
Courthouse
P. O. Box 380
Bloomsburg, PA 17815


Pine Township Tax Collector
Debbie Piatt
211 Beech Glen Road
Benton, PA 17814

Columbia County
Domestic Relations
15 Perry Ave.
Bloomsburg, PA 17815

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

HOURIGAN, KLUGER & QUINN, P.C.

BY:


James T. Shoemaker, Esquire

Date: December 1, 2005

DESCRIPTION

ALL that certain piece, parcel and tract of land situate in Pine Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in a stonepile located in the northeast corner of property owned now or formerly by Harry F. Thomas and Eva I. Thomas, his wife, and in line of lands now or formerly of Dale Robbins and Robert Rosenkaimer;

THENCE along land now or formerly of Robert Rosenkaimer, South 21 degrees 28 minutes West, 150 feet to an iron pin;

THENCE along land now or formerly of Harry F. Thomas and Eva I. Thomas, his wife, North 70 degrees, 21 minutes West, 600 feet to an iron pin;

THENCE along land now or formerly of said Thomas, North 21 degrees, 28 minutes East 150 feet to an iron pin;

THENCE along land now or formerly of Dale Robbins, South 70 degrees, 21 minutes East, 600 feet to an iron pin the place of BEGINNING.

UPON which is situate a mobile home.

CONTAINING 2.065 acres, according to a survey prepared by Construction Engineering, Inc., dated March 24, 1979.

TOGETHER with all rights, title and interest of the Grantor in and to a 50 foot right-of-way (easement) as more specifically set forth in the deed between Harry F. Thomas, et ux, Grantors and Michael A. Thomas and Donna J. Thomas his wife, as recorded in the Columbia County Recorder's Office in Deed Book 293, page 917.

BEING the same premises conveyed to Matthew C. Swartz by deed from Brian L. Lowe and Kelley D. Lowe, husband and wife, of Bloomsburg, Pennsylvania by deed dated December 27, 2001 and recorded in Columbia County Recorder of Deeds Instrument No. 200113426.

UNDER AND SUBJECT to any and all conditions, reservations, covenants, restrictions and agreements contained in the chain of title.

TAX PARCEL NO. 29-10-010-02