

Execution.

At the judicial sale, the property was struck down to third party bidders, William and Scott Watkins for the amount of \$89,000.00.

On or about June 17, 2005, in accordance with Pa.R.C.P. 3136(d), the Sheriff issued a proposed Schedule of Distribution, which distribution listed the Plaintiff as receiving \$44,736.13. Attached hereto, made a part hercof and marked as Exhibit "C" is a true and correct copy of the Sheriff's proposed Schedule of Distribution.

The Sheriff's proposed Schedule of Distribution fails to reference the proper amount to be paid to the executing Plaintiff.

Plaintiff believes and therefore avers, that it is entitled to proceeds in the amount of \$51,270.41, as it has expended additional sums to pay real estate taxes and other costs collectable under the Note and Mortgage relative to the mortgaged property. The Superior Court of Pennsylvania held in the case of Extraco Mortgage v. Williams 2002 WL 1737474 (Pa. Super 2002), that payments for taxes, insurance, and other costs relate back to the date of the Mortgage for priority and that those amounts can be collected in distribution of third party sale proceeds even if they were not claimed in the mortgage foreclosure Complaint or included in the judgment amount.

Plaintiff is entitled to be paid these additional sums from distribution of the sale proceeds in this matter. The amounts due Plaintiff are as follows:

Principal Balance	\$39,592.60
Interest to June 8, 2005	\$3,328.44
Escrow	\$4,524.95
Late Charges	\$339.72
Other Fee	\$108.80
Property Preservation	\$10.90
Fees and Costs	<u>\$3,365.00</u>
Total	\$51,270.41

BEFORE, Plaintiff respectfully requests this Honorable Court enter an Order directing
the executing Plaintiff in the amount of \$51,270.41.

Respectfully submitted,

PHELAN HALLINAN AND SCHMIEG, LLP

10/10/2005

By: 

Michele M. Bradford, Esq.
Attorney for Plaintiff

EXHIBIT A

PHILAN, LLP
L. J. PHILAN, ESQ., Id. No. 32227
FRANK J. HALLINAN, ESQ., Id. No. 62695
ONE PENN CENTER PLAZA, SUITE 1400
PHILADELPHIA, PA 19103
(215) 563-7000

ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK, F.A.,
S/B/M TO WASHINGTON
MUTUAL HOME LOANS, INC.,
F/K/A PNC MORTGAGE CORP. OF AMERICA
8120 NATIONS WAY
BUILDING 100
JACKSONVILLE, FL 32256

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM

NO.

Plaintiff

COLUMBIA COUNTY

v.

ROSIMARIE R. SHAFER
CRAIG E. SHAFER
674 SAW MILL ROAD
A/K/A, RD #5 BOX 134
BLOOMSBURG, PA 17815

Defendants

CIVIL ACTION - LAW
COMPLAINT IN MORTGAGE FORECLOSURE

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

**THIS IS THE FIRST NOTICE THAT YOU HAVE
RECEIVED FROM THIS OFFICE, BE ADVISED THAT:**

**PURSUANT TO THE FAIR DEBT COLLECTION
PRACTICES ACT, 15 U.S.C. § 1692 et seq. (1977),
DEFENDANT(S) MAY DISPUTE THE VALIDITY OF
THE DEBT OR ANY PORTION THEREOF. IF
DEFENDANT(S) DO SO IN WRITING WITHIN
THIRTY (30) DAYS OF RECEIPT OF THIS
PLEADING, COUNSEL FOR PLAINTIFF WILL
OBTAIN AND PROVIDE DEFENDANT(S) WITH
WRITTEN VERIFICATION THEREOF;
OTHERWISE, THE DEBT WILL BE ASSUMED TO
BE VALID. LIKEWISE, IF REQUESTED WITHIN
THIRTY (30) DAYS OF RECEIPT OF THIS
PLEADING, COUNSEL FOR PLAINTIFF WILL
SEND DEFENDANT(S) THE NAME AND ADDRESS
OF THE ORIGINAL CREDITOR, IF DIFFERENT
FROM ABOVE.**

**THE LAW DOES NOT REQUIRE US TO WAIT
UNTIL THE END OF THE THIRTY (30) DAY
PERIOD FOLLOWING FIRST CONTACT WITH
YOU BEFORE SUING YOU TO COLLECT THIS
DEBT. EVEN THOUGH THE LAW PROVIDES
THAT YOUR ANSWER TO THIS COMPLAINT IS
TO BE FILED IN THIS ACTION WITHIN TWENTY
(20) DAYS, YOU MAY OBTAIN AN EXTENSION OF
THAT TIME. FURTHERMORE, NO REQUEST
WILL BE MADE TO THE COURT FOR A
JUDGMENT UNTIL THE EXPIRATION OF THIRTY
(30) DAYS AFTER YOU HAVE RECEIVED THIS
COMPLAINT. HOWEVER, IF YOU REQUEST
PROOF OF THE DEBT OR THE NAME AND
ADDRESS OF THE ORIGINAL CREDITOR WITHIN
THE THIRTY (30) DAY PERIOD THAT BEGINS
UPON YOUR RECEIPT OF THIS COMPLAINT,
THE LAW REQUIRES US TO CEASE OUR
EFFORTS (THROUGH LITIGATION OR
OTHERWISE) TO COLLECT THE DEBT UNTIL
WE MAIL THE REQUESTED INFORMATION TO
YOU. YOU SHOULD CONSULT AN ATTORNEY
FOR ADVICE CONCERNING YOUR RIGHTS AND
OBLIGATIONS IN THIS SUIT.**

**IF YOU HAVE FILED BANKRUPTCY AND
RECEIVED A DISCHARGE, THIS IS NOT AN
ATTEMPT TO COLLECT A DEBT. IT IS AN
ACTION TO ENFORCE A LIEN ON REAL ESTATE.**

PLAINT is

WASHINGTON MUTUAL BANK, F.A.,
AS SUCCESSOR TO WASHINGTON MUTUAL HOME LOANS, INC.,
BY WASHINGTON MUTUAL MORTGAGE CORP. OF AMERICA
NATIONS WAY
BUILDING 100
GAINESVILLE, FL 32256

Name(s) and last known address(es) of the Defendant(s) are:

MARIE R. SHAFFER
G E. SHAFFER
LAW MILL ROAD
Box A, RD #5 BOX 134
DUMSBURG, PA 17815

is/are the mortgagor(s) and real owner(s) of the property hereinafter described.

On 02/22/1996 mortgagor(s) made, executed and delivered a mortgage upon the premises hereinafter described to PLAINTIFF which mortgage is recorded in the Office of the Recorder of COLUMBIA County, in Mortgage Book: 617, Page: 448.

The premises subject to said mortgage is described as attached.

Said mortgage is in default because monthly payments of principal and interest upon said mortgage due 06/01/2004 and each month thereafter are due and unpaid, and by the terms of said mortgage, upon failure of mortgagor to make such payments after a date specified by written notice sent to Mortgagor, the entire principal balance and all interest due thereon are collectible forthwith.

Following amounts are due on the mortgage:

Principal Balance	\$39,592.60
Interest	1,554.76
05/01/2004 through 11/04/2004 (Per Diem \$8.27)	
Attorney's Fees	1,225.00
Cumulative Late Charges	113.24
02/22/1996 to 11/04/2004	
Cost of Suit and Title Search	\$ 550.00
Subtotal	\$ 43,035.60
Escrow	
Credit	0.00
Deficit	0.00
Subtotal	\$ 0.00
TOTAL	\$ 43,035.60

Attorney's fees set forth above are in conformity with the mortgage documents and Pennsylvania law, and will be collected in the event of a third party purchaser at Sheriff's Sale if the Mortgage is reinstated prior to the Sale, reasonable attorney's fees will be repaid.

Notice of Intention to Foreclose as set forth in Act 6 of 1974, Notice of Homeowner's Emergency Assistance Program pursuant to Act 91 of 1983, as amended in 1998, and/or Notice of Default as required by the mortgage document, as applicable, have been sent to Defendant(s) on the date(s) set forth thereon, and the temporary stay as provided by the Notice has terminated because Defendant(s) has/have failed to meet with the Plaintiff or an authorized consumer credit counseling agency, or has/have been denied assistance from the Pennsylvania Housing Finance Agency.

This action does not come under Act 6 of 1974 because the original mortgage amount was \$50,000.

WHEREFORE, PLAINTIFF demands an in rem Judgment against the Defendant(s) in the sum of \$43,035.60 together with interest from 11/04/2004 at the rate of \$8.27 per diem to the date of judgment and other costs and charges collectible under the mortgage and for the foreclosure and sale of mortgaged property.

FEDERMAN PHELAN, LLP

By: _____

/s/ Francis S. Hallinan

LAWRENCE T. PHELAN, ESQUIRE

FRANCIS S. HALLINAN, ESQUIRE

Attorneys for Plaintiff

THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN THE
TOWNSHIP OF SCOTT, COUNTY OF COLUMBIA, STATE OF PENNSYLVANIA,
CORDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF
PENNSYLVANIA STATE HIGHWAY LEGISLATIVE ROUTE NO. 19091 LEADING
FROM SOUTH CENTRE TOWNSHIP TO LIGHTSTREET VILLAGE, SAID POINT
BEING 16.50 FEET SOUTH OF THE CENTER LINE OF THE MACADAM, SAID
PIN ALSO BEING 25.00 FEET DISTANT ON A COURSE RUNNING NORTH 73
DEGREES 58 MINUTES EAST FROM THE NORTHEAST CORNER OF LANDS NOW OR
LATE OF JAMES A. AND AUDREY R. MAGEE; THENCE RUNNING ALONG THE
SOUTHERLY RIGHT-OF-WAY OF PENNSYLVANIA STATE HIGHWAY LEGISLATIVE
ROUTE NO. 19091, NORTH 73 DEGREES 58 MINUTES EAST, 200.00 FEET TO
AN IRON PIN AND LANDS NOW OR LATE OF HOWARD AND RAYMOND SHAFFER;
THENCE RUNNING ALONG LANDS NOW OR LATE OF SAID SHAFFER, SOUTH 12
DEGREES 05 MINUTES EAST, 240.00 FEET TO AN IRON PIN; THENCE
RUNNING ALONG SAME, SOUTH 76 DEGREES 45 MINUTES WEST, 199.56 FEET
TO AN IRON PIN; THENCE RUNNING ALONG SAME, NORTH 12 DEGREES 05
MINUTES WEST, 238.28 FEET TO THE PLACE OF BEGINNING. THIS
DESCRIPTION WAS PREPARED FROM A SURVEY MADE BY T. BRYCE JAMES,
R.S., NO. 4708-E, ON DECEMBER 30, 1965.

BEING THE SAME PROPERTY CONVEYED TO CRAIG E. SHAFER AND
ROSIMARIE R. SHAFER, HUSBAND AND WIFE BY DEED FROM LEROY O.
DIEHL, JR. AND BRINDA L. DIEHL, HUSBAND AND WIFE RECORDED
02/23/1996 IN DEED BOOK 617 PAGE 444, IN THE OFFICE OF THE
RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

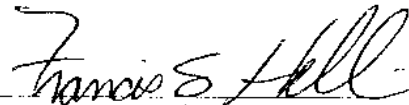
TAX ID# 31-04-052-01

PREMISES BEING: 674 SAW MILL ROAD, A/K/A RD #5 BOX 134.

VERIFICATION

I, FRANCIS S. HALLINAN, ESQUIRE hereby states that he is attorney for
the Plaintiff in the above matter, that Plaintiff is outside the jurisdiction of the court and or the
Plaintiff could not be obtained within the time allowed for the filing of the pleading,
and is hereby authorized to make this verification pursuant to Pa. R. C. P. 1024 (c), and that
the facts stated in the foregoing Civil Action in Mortgage Foreclosure are based
on the information supplied by Plaintiff and are true and correct to the best of its
knowledge, information and belief. Furthermore, it is counsel's intention to substitute a
Plaintiff as soon as it is received by counsel.

I, FRANCIS S. HALLINAN, ESQUIRE understands that this statement is made subject to the penalties of 18 Pa.
C.S. 6105 relating to unsworn falsifications to authorities.


Francis S. Hallinan, Esquire
Attorney for Plaintiff

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EXHIBIT B

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

ATTORNEY FOR PLAINTIFF

**WASHINGTON MUTUAL BANK, F.A., S/B/M TO
WASHINGTON MUTUAL HOME LOANS, INC.,
F/K/A PNC MORTGAGE CORP. OF AMERICA
8120 NATIONS WAY, BLDG 100
JACKSONVILLE, FL 32256**

**COLUMBIA COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

Plaintiff,

NO. 2004-CV-1245

v.

**ROSIMARIE R. SHAFFER
674 SAW MILL ROAD, A/K/A RD #5 BOX 134
BLOOMSBURG, PA 17815**

**CRAIG E. SHAFFER
3410 SHARRER ROAD
BLOOMSBURG, PA 17015**

Defendant(s).

**PRAECIPE FOR JUDGMENT FOR FAILURE TO ANSWER
AND ASSESSMENT OF DAMAGES**

TO THE PROTHONOTARY:

Kindly assess damages in favor of the Plaintiff and against **ROSIMARIE R. SHAFFER and CRAIG E. SHAFFER**, Defendants, for foreclosure and sale of the mortgaged as follows:

As set forth in the Complaint	\$43,035.60
Interest - 11/5/04 TO 3/24/05	\$1,149.53
TOTAL	\$44,185.13

I hereby certify that (1) the addresses of the Plaintiff and Defendant(s) are as shown above, and (2) that notice has been given in accordance with Rule 237.1, a copy of which is attached.

DANIEL G. SCHMIEG, ESQ.
Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED
DATE: 3-28-2005

PROTHONOTARY

FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183

PNC MUTUAL BANK, F.A.,
WASHINGTON MUTUAL
INC., F/K/A PNC
CORP. OF AMERICA

Plaintiff

vs.

SHAEFFER
SHAEFFER

Defendant(s)

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:

: NO: 2004-CV-1245

: *2005-ED-34*
: PRAECIPE FOR WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:
:
:

PROHIBITORY FILE COPY
PLEASE RETURN

OF THE PROTHONOTARY:

Execution in the above matter:

\$44,185.13

3/25/05

\$_____ and Costs

(7.26)

D. Schmiege
DANIEL G. SCHMIEGE, ESQUIRE
One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
Suite 1400
Philadelphia, PA 19103-1814
Attorney for Plaintiff

attach description of property.

EXHIBIT C

SHERIFF'S SALE

Distribution Sheet

Washington Mutual Bank, F.A. vs. Rosimarie R. Shaffer and Craig E. Shaffer

NO. 1245-2004 JD DATE OF SALE: June 8, 2005

NO. 34-2005 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) June 8, 2005 and (time) 10:00 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to William Watkins & Scott Watkins for the price or sum of \$94,012.47 (Ninety Four Thousand Twelve and 47/100) Dollars. William Watkins & Scott Watkins being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ <u>89,000.00</u>	
Poundage	<u>1,780.00</u>	
Transfer Taxes	<u>2,982.46</u>	
Total Needed to Purchase		\$ <u>94,012.47</u>
Amount Paid Down		<u>9,400.00</u>
Balance Needed to Purchase		<u>84,612.47</u>

EXPENSES:

Columbia County Sheriff - Costs	\$ <u>378.50</u>	
Poundage	<u>1,780.00</u>	\$ <u>2,158.50</u>
Newspaper		<u>703.64</u>
Printing		<u>-0-</u>
Solicitor		<u>75.00</u>
Columbia County Prothonotary		<u>10.00</u>
Columbia County Recorder of Deeds - Deed copy work		<u>41.50</u>
Realty transfer taxes		<u>1,491.23</u>
State stamps		<u>1,491.23</u>
Tax Collector (H. James Hock)		<u>547.09</u>
Columbia County Tax Assessment Office		<u>5.00</u>
State Treasurer		<u>120.00</u>
Other: Web Posting		<u>150.00</u>
Lien Search Certificate		<u>250.00</u>
Notary		<u>12.00</u>
TOTAL EXPENSES:		\$ <u>7,055.19</u>

Total Needed to Purchase		\$ <u>94,012.47</u>
Less Expenses		<u>7,055.19</u>
Net to First Lien Holder		<u>44,736.13</u>
Plus Deposit		<u>1,350.00</u>
Total to First Lien Holder		\$ <u>46,086.13</u>
Domestic Relations		<u>94.75</u>
So answers Defendants (Shaffer)		<u>40,776.40</u>

Sheriff's Office, Bloomsburg, Pa. }

June 17, 2005

So answers

Timothy T. Chamberlain
Timothy T. Chamberlain

Sheriff

VERIFICATION

Michele M. Bradford, Esquire, hereby state that I am the attorney for the Plaintiff and am authorized to make this verification. I hereby verify that the information contained in the Plaintiff's Exceptions to Sheriff's Sale Distribution Pursuant to Pa.R.C.P., is true and correct to the best of my knowledge, information and belief. I am aware that this verification is made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn statements to authorities.

Respectfully submitted,

PHELAN HALLINAN AND SCHMIEG, LLP

By: 

Michele M. Bradford, Esq.
Attorney for Plaintiff

March 23, 2005

SHERIFF'S SALE

Distribution Sheet

Washington Mutual Bank, F.A. vs. Rosmarie R. Shaffer and Craig E. Shaffer

NO. 1245-2004 JD
 NO. 34-2005 ED

DATE OF SALE: June 8, 2005

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) June 8, 2005 and (time) 10:00 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to William Watkins & Scott Watkins for the price or sum of \$94,012.47 (Ninety Four Thousand Twelve and 47/100) Dollars. William Watkins & Scott Watkins being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ 89,000.00	
Poundage	1,780.00	
Transfer Taxes	2,982.46	
Total Needed to Purchase		\$ 94,012.47
Amount Paid Down		9,400.00
Balance Needed to Purchase		84,612.47

EXPENSES:

Columbia County Sheriff - Costs	\$ 378.50	
Poundage	1,780.00	\$ 2,158.50
Newspaper		703.64
Printing		-0-
Solicitor		75.00
Columbia County Prothonotary		10.00
Columbia County Recorder of Deeds -	Deed copy work	41.50
	Realty transfer taxes	1,491.23
	State stamps	1,491.23
Tax Collector (H. James Hock)		547.09
Columbia County Tax Assessment Office		5.00
State Treasurer		120.00
Other: Web Posting		150.00
Lien Search Certificate		250.00
Notary		12.00
TOTAL EXPENSES:		\$ 7,055.19

Total Needed to Purchase		\$ 94,012.47
Less Expenses		7,055.19
Net to First Lien Holder		44,736.13
Plus Deposit		1,350.00
Total to First Lien Holder		\$ 46,086.13
Domestic Relations		94.75
Defendants (Shaffer)		40,776.40

Sheriff's Office, Bloomsburg, Pa. }

June 17, 2005

So answers

Timothy T. Chamberlain
 Timothy T. Chamberlain

Sheriff

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY
STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

I. Obligor information (To be completed by requestor)

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

NAME Craig E Shaffer DATE OF BIRTH 11-2-37 SOCIAL SECURITY# 180-44-9486

DATE: 4/8/05

REQUESTOR: Sheriff

Print Name

JD1245JD 2004

Signature

(UPDATE)

II. Lien information (To be provided by DRS)

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

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

☒ WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Amount of Overdue Support

Next Due Date

Next Payment Amount

\$94.45

Date: 4/8/05

BY: [Signature]

TITLE: Cust SRS

Certified from the record

this 8 day of April 2005

Gail K. Jodon

Director Domestic Relations Section

By: [Signature]

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

**WASHINGTON MUTUAL BANK, F.A.,
S/B/M TO WASHINGTON MUTUAL
HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA**

Plaintiff

vs.

**ROSIMARIE R. SHAFFER
CRAIG E. SHAFFER**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2004-CV-1245
: *2005-ED-34*
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:**

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 674 SAW MILL ROAD, A/K/A RD #5 BOX 134
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$44,185.13

Interest from 3/25/05 \$ _____
to sale date
(per diem-\$7.26)

Total \$ _____ Plus Costs as endorsed.

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

Dated: *3/29/05*
(Seal)

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Scott, County of Columbia, State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southerly right-of-way of Pennsylvania State Highway Legislative Route No. 19091 leading from South Centre Township to Lightstreet Village, said point being 16.50 feet South of the center line of the macadam, said pin also being 25.00 feet distant on a course running North 73 degrees 58 minutes East from the Northeast corner of lands now or late of James A. and Audrey R. Magee, thence running along the Southerly right-of-way of Pennsylvania State Highway Legislative Route No. 19091, North 73 degrees 58 minutes East, 200.00 feet to an iron pin and lands now or late of Howard and Raymond Shaffer; thence running along lands now or late of said Shaffer, South 12 degrees 05 minutes East, 248.00 feet to an iron pin; thence running along same, South 76 degrees 45 minutes West, 199.56 feet to an iron pin; thence running along same, North 12 degrees 05 minutes West, 238.28 feet to the place of beginning.

CONTAINING 1.114 acres of land. This description was prepared from a survey made by T. Bryce James, R.S., No. 4708-E, on December 30, 1965.

Tax Parcel #31-04-052-01

PREMISES BEING: 674 SAW MILL ROAD, A/K/A RD #5 BOX 134, BLOOMSBURG, PA 17815

TITLE TO SAID PREMISES IS VESTED IN Craig E. Shaffer and Rosimarie R. Shaffer, his wife by Deed from Leroy O. Diehl, Jr. and Brenda L. Diehl, his wife dated 2/22/1996 and recorded 2/23/1996 in Record Book 617, Page 444.

Phelan Hallinan & Schmieg, LLP

One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814
Phone: 215-563-7000
Fax: 215-563-7009
Email: chris.papakonstantinou@fedphe.com

Chris Papakonstantinou
Extension 1328
Jersey

Representing Lenders in
Pennsylvania and New

VIA FACSIMILE (570) 784-0257

Office of the Sheriff
Columbia County
35 W. Main Street
Bloomsburg, PA 17815
ATTN: Real Estate Division

RE: Mortgagors: Shaffer, Rosimarie & Craig E.
Premises: 674 Saw Mill Road
AK/A Rd #5 Box 134
Bloomsburg, PA 17815
Loan No.: 100983


Dear Sir or Madam:

Please be advised that our office represents the plaintiff, Washington Mutual Bank, F.A., S/B/M to Washington Mutual Home Loans, Inc., FKA PNC Mortgage Corp. of America, with respect to the Sale of this property on June 8, 2005. Please be advised that our office received a judgment in the amount of \$44,185.13 on March 25, 2005. Post judgment interest in the amount of \$551.00 should be included for a total disbursement to plaintiff in the amount of \$44,736.13. Of course, we should receive reimbursement for the initial deposit monies of \$1,350.00.

Once the Schedule of Distribution is completed we would greatly appreciate it if your office could fax us a copy at the above fax number or forward a copy in the enclosed self-addressed, stamped envelope.

Thank you in advance for your assistance with respect to this matter.

Very truly yours,


Chris Papakonstantinou
For Phelan Hallinan & Schmieg, LLP



William J Watkins

PAY TO THE ORDER OF Columbia County Sheriff

Eight Thousand Four Hundred Dollars And 00 Cents xx

TREASURER'S CHECK

0745pm 11/10

DATE 6/8/2015

9,400.00

[Signature]
AUTHORIZED SIGNATURE

376164

60-593
313

⑈376164⑈ ⑆031305936⑆ 023⑈338⑈0⑈

SHERIFF'S SALE COST SHEET

Washington Mutual Bank vs. Rosmarie & Craig Shaffer
 NO. 34205 ED NO. 1295-04 JD DATE/TIME OF SALE 6-8-05 1000

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>165.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>27.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>8.00</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>12.00</u>	
TOTAL *****		\$ <u>390.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>703.64</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>928.64</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>547.09</u>	<u>8.30</u>
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>552.09</u>

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

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

TOTAL COSTS (OPENING BID) \$ 2042.73

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

Washington Mutual Bank vs Rosinorle & Craig Shaffer

NO. 34-05 ED NO. 1245-04 JD

DATE/TIME OF SALE: 6-8-05 1000

BID PRICE (INCLUDES COST) \$ 89,000.00

POUNDAGE - 2% OF BID \$ 1,780.00

TRANSFER TAX - 2% OF FAIR MKT \$ 2982.47

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 94,012.47

PURCHASER(S): William Watkins

ADDRESS: 411 Vista Rd Periwinkle, Pa.

NAMES(S) ON DEED: William Watkins & Scott A. Watkins

PURCHASER(S) SIGNATURE(S): William Watkins

TOTAL DUE:

\$ 94,012.47

\$ _____

\$ 1,780.00

\$ 2,982.47

74185.13
2012.73
883.70
~~250.00~~
2926.43
1576.43

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.

WASHINGTON MUTUAL BANK, F.A.

VS.


ROSIMARIE & CRAIG SHAFFER


WRIT OF EXECUTION #34 OF 2005 ED

POSTING OF PROPERTY

May 6, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF ROSIMARIE & CRAIG SHAFFER AT 674 SAWMILL RD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF J. ARTER.

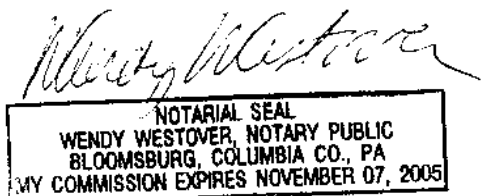
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 9TH DAY OF MAY 2005



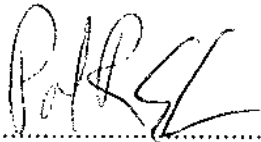
+

STATE OF PENNSYLVANIA

COUNTY OF COLUMBIA } SS

Paul R. Eyerly, President, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice

May 18, 25, June 1, 2005, as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

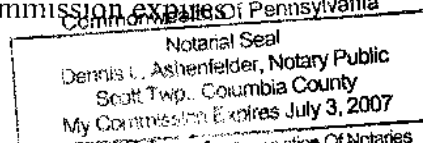


Sworn and subscribed to before me this 3rd day of June, 2005.



(Notary Public)

My commission expires July 3, 2007



And now, 20 June, 2005, 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.

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

WASHINGTON MUTUAL BANK, F.A., S/B/M
TO WASHINGTON MUTUAL HOME LOANS,
INC., F/K/A PNC MORTGAGE CORP. OF
AMERICA

Docket # 34ED2005

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

ROSIMARIE R. SHAFFER
CRAIG E. SHAFFER

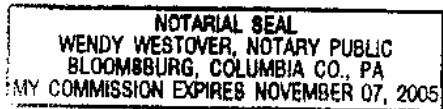
AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, MARCH 31, 2005, AT 3:25 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON ROSIMARIE SHAFFER AT 674
SAWMILL RD, BLOOMSBURG BY HANDING TO ROSIMARIE SHAFFER, , 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, MARCH 31, 2005

NOTARY PUBLIC



X

TIMOTHY T. CHAMBERLAIN
SHERIFF

J. ARTER
DEPUTY SHERIFF

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

May 12, 2005

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

RE: WASHINGTON MUTUAL BANK, F.A., S/B/M TO WASHINGTON MUTUAL
HOME LOANS, INC., F/K/A PNC MORTGAGE CORP. OF AMERICA
V. ROSIMARIE R. SHAFFER and CRAIG E. SHAFFER
COLUMBIA COUNTY, NO. 2004-CV-1245

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

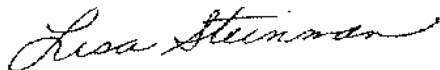
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

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

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

Yours truly,



LISA STEINMAN
for PHELAN HALLINAN & SCHMIEG, LLP

*****PROPERTY IS LISTED FOR THE 6/8/05 SHERIFF'S SALE.*****

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

RE: WASHINGTON MUTUAL BANK, F.A., S/B/M TO WASHINGTON MUTUAL
HOME LOANS, INC., F/K/A PNC MORTGAGE CORP. OF AMERICA

) CIVIL ACTION

vs.

ROSIMARIE R. SHAFFER
CRAIG E. SHAFFER

) CIVIL DIVISION
) NO. 2004-CV-1245

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **WASHINGTON MUTUAL BANK, F.A., S/B/M TO WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC MORTGAGE CORP. OF AMERICA** hereby verify that on **4/6/05** true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: May 12, 2005



DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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

Line	A. Article Number	Name of Addressee, Street, and Post Office Address	Postage
1	****	Tenant/Occupant 674 SAW MILL ROAD, A/K/A RD #5 BOX 134 BLOOMSBURG, PA 17815	
2		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105	
3		DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. Box 380 Bloomsburg, PA 17815	
4			
5			
6			
7			
8			
9			
10			
11			
12			
RE: ROSIMARIE R. SHAFFER TEAM 3			
Total Number of Pieces Listed By Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name Of Receiving Employee)
			The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000.00 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual R900, S913 and S921 for limitations of coverage.



TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-4300

WASHINGTON MUTUAL BANK, F.A., S/B/M
TO WASHINGTON MUTUAL HOME LOANS,
INC., F/K/A PNC MORTGAGE CORP. OF
AMERICA

Docket # 34ED2005

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

ROSIMARIE R. SHAFFER
CRAIG E. SHAFFER

AFFIDAVIT OF SERVICE

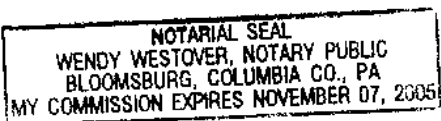
NOW, THIS THURSDAY, MARCH 31, 2005, AT 2:45 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON CRAIG SHAFFER AT 3410
SHAFFER RD, BLOOMSBURG BY HANDING TO BETTY SHAFFER, Mother, A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

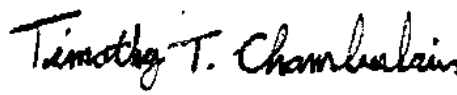
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, MARCH 31, 2005



NOTARY PUBLIC




X _____
TIMOTHY T. CHAMBERLAIN
SHERIFF


X _____
J. ARTER
DEPUTY SHERIFF

34

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

Office of the Sheriff
COLUMBIA County Courthouse

Re: WASHINGTON MUTUAL BANK, F.A., S/B/M TO WASHINGTON MUTUAL HOME LOANS
INC., F/K/A PNC MORTGAGE CORP. OF AMERICA
v. ROSIMARIE R. SHAFFER and CRAIG E. SHAFFER
No. 2004-CV-1245
Premises: 674 SAW MILL ROAD, A/K/A RD #5 BOX 134, BLOOMSBURG, PA 17815

Dear Sir/madam,

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

Yours truly,

Nicole Kuchman

Nicole Kuchman
for Federman and Phelan, LLP

*****PROPERTY IS LISTED FOR THE SHERIFF'S SALE.*****

AFFIDAVIT OF SERVICE

**Plaintiff: WASHINGTON MUTUAL BANK, F.A., S/B/M TO
WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA**

**Defendant(s): ROSIMARIE R. SHAFFER
CRAIG E. SHAFFER**

**SERVE : CRAIG E. SHAFFER
Address: 3410 SHAFFER ROAD, BLOOMSBURG, PA 17815**

**WJT
COLUMBIA County
No 2004-CV-1245**

**Our File #100983
Type of Action
- Notice of Sheriff's Sale**

Sale Date: 6/8/05

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

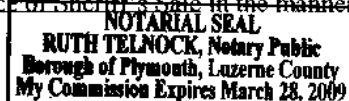
SERVED

Served and made known to HOWARD SHAFFER, Defendant, on the 11TH day of APRIL, 2005, at 12:15 o'clock P.m., at 3410 SHAFFER ROAD, BLOOMSBURG, Commonwealth of PA. 17815, in the manner described below:

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

Description: Age 75 Height 6' Weight 180 Race W Sex M Other GRAY HAIR

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



Sworn to and subscribed

before me this 11 day

of APRIL, 2005

Notary: Ruth Telnock

By: George Telnock

NOT SERVED

On the _____ day of _____, 200____, at _____ o'clock ____m., Defendant **NOT FOUND** because:

____ Moved ____ Unknown ____ No Answer ____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed

before me this _____ day

of _____, 200__.

Notary:

By:

Attorney for Plaintiff

Daniel G. Schmieg, Esquire - I.D. No. 62205

One Penn Center at Suburban Station-Suite 1400

Philadelphia, PA 19103

(215) 563-7000

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

ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK, F.A.,
S/B/M TO WASHINGTON MUTUAL
HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA

Plaintiff

vs.

ROSIMARIE R. SHAFFER
CRAIG E. SHAFFER

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-1245
: 2005-ED-34
:
:

CERTIFICATION

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

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

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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

ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK, F.A.,
S/B/M TO WASHINGTON MUTUAL
HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA

Plaintiff

vs.

ROSIMARIE R. SHAFFER
CRAIG E. SHAFFER

Defendant(s)

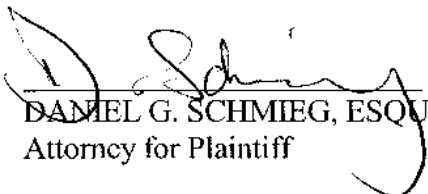
: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-1245
: 2005-ED-34
:
:

CERTIFICATION

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

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

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

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

**WASHINGTON MUTUAL BANK, F.A.,
S/B/M TO WASHINGTON MUTUAL
HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA**

Plaintiff

vs.

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA
:
: NO: 2004-CV-1245**

**:
: *2005-ED-34*
: WRIT OF EXECUTION
: (MORTGAGE FORECLOSURE)
:**

**ROSIMARIE R. SHAFFER
CRAIG E. SHAFFER**

Defendant(s)

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

Premises: 674 SAW MILL ROAD, A/K/A RD #5 BOX 134
BLOOMSBURG, PA 17815

(see attached legal description)

Amount Due \$44,185.13

Interest from 3/25/05 \$ _____
to sale date
(per diem-\$7.26)

Total \$ _____ Plus Costs as endorsed.

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

Dated: *3-29-05*
(Seal)

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Scott, County of Columbia, State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southerly right-of-way of Pennsylvania State Highway Legislative Route No. 19091 leading from South Centre Township to Lightstreet Village, said point being 16.50 feet South of the center line of the macadam, said pin also being 25.00 feet distant on a course running North 73 degrees 58 minutes East from the Northeast corner of lands now or late of James A. and Audrey R. Magee, thence running along the Southerly right-of-way of Pennsylvania State Highway Legislative Route No. 19091, North 73 degrees 58 minutes East, 200.00 feet to an iron pin and lands now or late of Howard and Raymond Shaffer; thence running along lands now or late of said Shaffer, South 12 degrees 05 minutes East, 248.00 feet to an iron pin; thence running along same, South 76 degrees 45 minutes West, 199.56 feet to an iron pin; thence running along same, North 12 degrees 05 minutes West, 238.28 feet to the place of beginning.

CONTAINING 1.114 acres of land. This description was prepared from a survey made by T. Bryce James, R.S., No. 4708-E, on December 30, 1965.

Tax Parcel #31-04-052-01

PREMISES BEING: 674 SAW MILL ROAD, A/K/A RD #5 BOX 134 , BLOOMSBURG, PA 17815

TITLE TO SAID PREMISES IS VESTED IN Craig E. Shaffer and Rosimaric R. Shaffer, his wife by Deed from Leroy O. Diehl, Jr. and Brenda L. Diehl, his wife dated 2/22/1996 and recorded 2/23/1996 in Record Book 617, Page 444.

SHERIFF'S SALE

WEDNESDAY JUNE 8, 2005 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 34 OF 2005 ED AND CIVIL WRIT NO. 1245 OF 2004 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 the Township of Scott, County of Columbia, State of Pennsylvania, bounded and described as follows: BEGINNING at a point on the Southerly right-of-way of Pennsylvania State Highway Legislative Route No. 19091 leading from South Centre Township to Lightstreet Village, said point being 16.50 feet South of the center line of the macadam, said pin also being 25.00 feet distant on a course running North 73 degrees 58 minutes East from the Northeast corner of lands now or late of James A. and Audrey R. Magee, thence running along the Southerly right-of-way of Pennsylvania State Highway Legislative Route No. 19091, North 73 degrees 58 minutes East, 200.00 feet to an iron pin and lands now or late of Howard and Raymond Shaffer; thence running along lands now or late of said Shaffer, South 12 degrees 05 minutes East, 248.00 feet to an iron pin; thence running along same, South 76 degrees 45 minutes West, 199.56 feet to an iron pin; thence running along same, North 12 degrees 05 minutes West, 238.28 feet to the place of beginning.

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Tax Parcel #31-04-052-01

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TITLE TO SAID PREMISES IS VESTED IN Craig E. Shaffer and Rosimarie R. Shaffer, his wife by Deed from Leroy O. Diehl, Jr. and Brenda L. Diehl, his wife dated 2/22/1996 and recorded 2/23/1996 in Record Book 617, Page 444.

TERMS OF SALE

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

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

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

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

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

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

REAL ESTATE OUTLINE

ED # 34-05

DATE RECEIVED 3-29-05
DOCKET AND INDEX 3-30-05
SET FILE FOLDER UP 3-30-05

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# 446517

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

SALE DATE June 8, 05 TIME 1000
POSTING DATE May 4
ADV. DATES FOR NEWSPAPER
1ST WEEK May 18
2ND WEEK 25
3RD WEEK June 1, 05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/29/2005

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 34ED2005

PLAINTIFF

WASHINGTON MUTUAL BANK, F.A., S/B/M TO
WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA

DEFENDANT

ROSIMARIE R. SHAFFER
CRAIG E. SHAFFER

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

ROSIMARIE SHAFFER

674 SAWMILL RD

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

ROSIMARIE

RELATIONSHIP

IDENTIFICATION

DATE 3-31-05

TIME 1525

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) SCOTT TOWN APT.

RAIL ROAD ST BLOOMSBURG APT 8

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

3-31-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/29/2005

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 34ED2005

PLAINTIFF WASHINGTON MUTUAL BANK, F.A., S/B/M TO
WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA

DEFENDANT ROSIMARIE R. SHAFFER
CRAIG E. SHAFFER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

CRAIG SHAFFER

3410 SHAFFER RD

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

SERVED UPON Betty

RELATIONSHIP MOTHER IDENTIFICATION _____

DATE 3-31-05 TIME 1445 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 3-31-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/29/2005

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 34ED2005

PLAINTIFF WASHINGTON MUTUAL BANK, F.A., S/B/M TO
WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA

DEFENDANT ROSIMARIE R. SHAFFER
CRAIG E. SHAFFER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED
H. JAMES HOCK-TAX COLLECTOR
2626 OLD BERWICK ROAD
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON BEV. DEITZEL

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-31-5 TIME 1500 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. Gorden

DATE 3-31-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/29/2005

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 34ED2005

PLAINTIFF WASHINGTON MUTUAL BANK, F.A., S/B/M TO
WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA

DEFENDANT ROSIMARIE R. SHAFFER
CRAIG E. SHAFFER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

SCOTT TWP SEWER

TENNY ST.

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

SERVED UPON Sharon Keller

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-31-5 TIME 1805 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

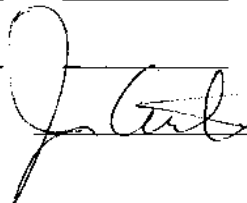
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 3-31-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/29/2005

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 34ED2005

PLAINTIFF

WASHINGTON MUTUAL BANK, F.A., S/B/M TO
WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA

DEFENDANT

ROSIMARIE R. SHAFFER
CRAIG E. SHAFFER

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

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

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Leslie Lever

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-31-5 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

J. Cule DATE 3-31-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/29/2005

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 34ED2005

PLAINTIFF

WASHINGTON MUTUAL BANK, F.A., S/B/M TO
WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA

DEFENDANT

ROSIMARIE R. SHAFFER
CRAIG E. SHAFFER

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

SERVED UPON Dee Miller

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-30-05 TIME 1620 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

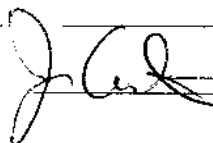
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 3-30-05

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 03/31/2005

Fee: \$5.00

Cert. NO: 719

SHAFFER CRAIG E & ROSIMARIE R
674 SAWMILL RD
BLOOMSBURG PA 17815

District: SCOTT TWP
Deed: 0456 -0478
Location: TRACT 200X238/248
Parcel Id: 31 -04 -052-01,000

Assessment: 48,893
Balances as of 03/31/2005

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

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



SHERIFF OF COLUMBIA COUNTY
COUNTY HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
PAID: (717) 389-3622

PHONE
(717) 389-3622

24 HOUR PHONE
(717) 744-4001

Wednesday, March 30, 2005

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

WASHINGTON MUTUAL BANK, F.A., S/B/M TO WASHINGTON MUTUAL
HOME LOANS, INC., F/K/A PNC MORTGAGE CORP. OF AMERICA
VS

ROSIMARIE R. SHAFFER (P)
CRAIG E. SHAFFER (P)

DOCKET # 34ED2005

JD # 1245JD2004

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

DOMESTIC RELATIONS SECTION OF COLUMBIA COUNTY

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

I. Obligor information (To be completed by requestor)

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

NAME Craig E Shaffer DATE OF BIRTH 11-2-57 SOCIAL SECURITY# 180-44-9486

DATE: 4-1-05REQUESTOR: Sheriff

Print Name

JD 1245 JD 2004
Signature

II. Lien information (To be provided by DRS)

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

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

X WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL DISTRICT.

Amount of Overdue SupportNext Due DateNext Payment Amount219.10Date: 4-1-05BY: Gail K. JodonTITLE: Cust Svs

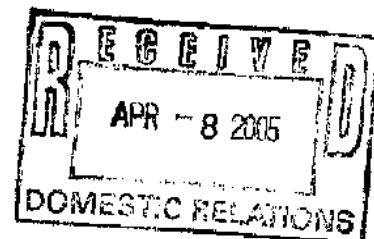
Certified from the record
this 1 day of April, 2005
Gail K. Jodon
Director Domestic Relations Section
By: Gail K. Jodon

WASHINGTON MUTUAL BANK, F.A., S/B/M TO WASHINGTON MUTUAL
HOME LOANS, INC., F/K/A PNC MORTGAGE CORP. OF AMERICA

vs.

ROSEMARIE R. SHAFFER
CRAIG E. SHAFFER

TO: ALL PARTIES IN INTEREST AND CLAIMANTS



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

OWNER(S): ROSIMARIE R. SHAFFER (P)
CRAIG E. SHAFFER

PROPERTY: 674 SAW MILL ROAD, A/K/A RD #5 BOX 134
BLOOMSBURG, PA 17815

Improvements: Residential dwelling

Judgment Amount: \$44,185.13

COLUMBIA COUNTY

NO. 2004-CV-1245

The above-captioned property is scheduled to be sold at the Columbia
County Sheriff's Sale on 6/8/05, at the Columbia County Courthouse, P.O.
Box 380, Bloomsburg, PA 17815 at 10:00 AM.

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

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

AFFIDAVIT OF SERVICE

WJT

**Plaintiff: WASHINGTON MUTUAL BANK, F.A., S/B/M TO
WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA**

**COLUMBIA County
No 2004-CV-1245**

**Defendant(s): ROSIMARIE R. SHAFFER
CRAIG E. SHAFFER**

**Our File #100983
Type of Action
- Notice of Sheriff's Sale**

**SERVE : ROSIMARIE R. SHAFFER
Address: 674 SAW MILL ROAD, A/K/A RD #5 BOX 134
BLOOMSBURG, PA 17815**

Sale Date:

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

SERVED

Served and made known to _____, Defendant, on the _____ day of
_____, 200____, at _____, o'clock ____m., at _____, Commonwealth of _____, in the
manner described below:

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

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

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

Sworn to and subscribed
before me this _____ day
of _____, 200__.

Notary:

By:

NOT SERVED

On the _____ day of _____, 200____, at _____ o'clock ____m., Defendant **NOT FOUND** because:

_____ Moved _____ Unknown _____ No Answer _____ Vacant

Other: 1ST ATTEMPT 2ND ATTEMPT 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200__.

Notary:

By:

Attorney for Plaintiff

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

AFFIDAVIT OF SERVICE

**Plaintiff: WASHINGTON MUTUAL BANK, F.A., S/B/M TO
WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA**

**Defendant(s): ROSIMARIE R. SHAFFER
CRAIG E. SHAFFER**

**SERVE : CRAIG E. SHAFFER
Address: 3410 SHAFFER ROAD, BLOOMSBURG, PA 17815**

WJT

**COLUMBIA County
No 2004-CV-1245**

**Our File #100983
Type of Action
- Notice of Sheriff's Sale**

Sale Date:

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

SERVED

Served and made known to _____, Defendant, on the _____ day of
_____, 200____, at _____, o'clock ____m., at _____, Commonwealth of _____, in the
manner described below:

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

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other

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

Sworn to and subscribed
before me this _____ day
of _____, 200__.

Notary: _____ By: _____

NOT SERVED

On the _____ day of _____, 200____, at _____ o'clock ____m., Defendant **NOT FOUND** because:

_____ Moved _____ Unknown _____ No Answer _____ Vacant

Other: _____ 1ST ATTEMPT _____ 2ND ATTEMPT _____ 3RD ATTEMPT

Sworn to and subscribed
before me this _____ day
of _____, 200__.

Notary: _____ By: _____

Attorney for Plaintiff

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

SHERIFF'S RETURN OF SERVICE-COLUMBIA COUNTY

PLAINTIFF

**WASHINGTON MUTUAL BANK, F.A., S/B/M TO
WASHINGTON MUTUAL HOME LOANS, INC.,
E/K/A PNC MORTGAGE CORP. OF AMERICA**

DEFENDANT

**ROSIMARIE R. SHAEFER
CRAIG E. SHAEFER**

COURT NO.: 2004-CV-1245

SERVE AT:

**674 SAW MILL ROAD, A/K/A RD #5 BOX 134
BLOOMSBURG, PA 17815**

a)TYPE OF ACTION

XX Notice of Sheriff's Sale

SALE DATE: _____

PLEASE POST THE HANDBILL

SERVED

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

___ Defendant personally served.

___ Adult family member with whom Defendant(s) reside(s).

Relationship is _____.

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

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

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

___ _____ an officer of said Defendant's company.

___ Other: _____.

Description: Age _____ Height _____ Weight _____ Race _____ Sex _____ Other _____

SHERIFF

By: _____ Deputy Sheriff

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

___ Moved ___ Unknown ___ No Answer ___ Vacant

Other: _____

SHERIFF

By: _____ Deputy Sheriff

I.DEPUTIZED SERVICE

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

SHERIFF

By: _____ Deputy Sheriff

ATTORNEY FOR PLAINTIFF

DANIEL G. SCHMIEG, ESQUIRE

I.D.#62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

(215)563-7000

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

(Attorney for Plaintiff(s)) (SEAL)

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

(SEAL)

HARRY A. ROADARMEL
COLUMBIA County, Pa.

....., 20

Sheriff

Sir: — There will be placed in

your hands

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

follows: WASHINGTON MUTUAL BANK, F.A., S/B/M TO
WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA vs ROSIMARIE R. SHAFFER
and CRAIG E. SHAFFER

The defendant will be found at 674 SAW MILL ROAD, A/K/A
RD. #5 BOX 134, BLOOMSBURG, PA. 17815

..... Attorney for Plaintiff

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

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

See attached legal description

.....

.....

.....

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Scott, County of Columbia, State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southerly right-of-way of Pennsylvania State Highway Legislative Route No. 19091 leading from South Centre Township to Lightstreet Village, said point being 16.50 feet South of the center line of the macadam, said pin also being 25.00 feet distant on a course running North 73 degrees 58 minutes East from the Northeast corner of lands now or late of James A. and Audrey R. Magee, thence running along the Southerly right-of-way of Pennsylvania State Highway Legislative Route No. 19091, North 73 degrees 58 minutes East, 200.00 feet to an iron pin and lands now or late of Howard and Raymond Shaffer; thence running along lands now or late of said Shaffer, South 12 degrees 05 minutes East, 248.00 feet to an iron pin; thence running along same, South 76 degrees 45 minutes West, 199.56 feet to an iron pin; thence running along same, North 12 degrees 05 minutes West, 238.28 feet to the place of beginning.

CONTAINING 1.114 acres of land. This description was prepared from a survey made by T. Bryce James, R.S., No. 4708-E, on December 30, 1965.

Tax Parcel #31-04-052-01

PREMISES BEING: 674 SAW MILL ROAD, A/K/A RD #5 BOX 134, BLOOMSBURG, PA 17815

TITLE TO SAID PREMISES IS VESTED IN Craig E. Shaffer and Rosimarie R. Shaffer, his wife by Deed from Leroy O. Diehl, Jr. and Brenda L. Diehl, his wife dated 2/22/1996 and recorded 2/23/1996 in Record Book 617, Page 444.

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Scott, County of Columbia, State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southerly right-of-way of Pennsylvania State Highway Legislative Route No. 19091 leading from South Centre Township to Lightstreet Village, said point being 16.50 feet South of the center line of the macadam, said pin also being 25.00 feet distant on a course running North 73 degrees 58 minutes East from the Northeast corner of lands now or late of James A. and Audrey R. Magee, thence running along the Southerly right-of-way of Pennsylvania State Highway Legislative Route No. 19091, North 73 degrees 58 minutes East, 200.00 feet to an iron pin and lands now or late of Howard and Raymond Shaffer; thence running along lands now or late of said Shaffer, South 12 degrees 05 minutes East, 248.00 feet to an iron pin; thence running along same, South 76 degrees 45 minutes West, 199.56 feet to an iron pin; thence running along same, North 12 degrees 05 minutes West, 238.28 feet to the place of beginning.

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Tax Parcel #31-04-052-01

PREMISES BEING: 674 SAW MILL ROAD, A/K/A RD #5 BOX 134, BLOOMSBURG, PA 17815

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BEGINNING at a point on the Southerly right-of-way of Pennsylvania State Highway Legislative Route No. 19091 leading from South Centre Township to Lightstreet Village, said point being 16.50 feet South of the center line of the macadam, said pin also being 25.00 feet distant on a course running North 73 degrees 58 minutes East from the Northeast corner of lands now or late of James A. and Audrey R. Magee, thence running along the Southerly right-of-way of Pennsylvania State Highway Legislative Route No. 19091, North 73 degrees 58 minutes East, 200.00 feet to an iron pin and lands now or late of Howard and Raymond Shaffer; thence running along lands now or late of said Shaffer, South 12 degrees 05 minutes East, 248.00 feet to an iron pin; thence running along same, South 76 degrees 45 minutes West, 199.56 feet to an iron pin; thence running along same, North 12 degrees 05 minutes West, 238.28 feet to the place of beginning.

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Tax Parcel #31-04-052-01

PREMISES BEING: 674 SAW MILL ROAD, A/K/A RD #5 BOX 134, BLOOMSBURG, PA 17815

TITLE TO SAID PREMISES IS VESTED IN Craig E. Shaffer and Rosimarie R. Shaffer, his wife by Deed from Leroy O. Diehl, Jr. and Brenda L. Diehl, his wife dated 2/22/1996 and recorded 2/23/1996 in Record Book 617, Page 444.

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Tax Parcel #31-04-052-01

PREMISES BEING: 674 SAW MILL ROAD, A/K/A RD #5 BOX 134, BLOOMSBURG, PA 17815

TITLE TO SAID PREMISES IS VESTED IN Craig E. Shaffer and Rosimarie R. Shaffer, his wife by Deed from Leroy O. Diehl, Jr. and Brenda L. Diehl, his wife dated 2/22/1996 and recorded 2/23/1996 in Record Book 617, Page 444.

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

ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK, F.A.,
S/B/M TO WASHINGTON MUTUAL
HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA

Plaintiff

vs.

ROSIMARIE R. SHAFFER
CRAIG E. SHAFFER

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-1245
: 2005-ED-34

Defendant(s)
AFFIDAVIT PURSUANT TO RULE 3129
(Affidavit No. 1)

WASHINGTON MUTUAL BANK, F.A., S/B/M TO WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC MORTGAGE CORP. OF AMERICA, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **674 SAW MILL ROAD, A/K/A RD #5 BOX 134, BLOOMSBURG, PA 17815**.

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

NAME

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

ROSIMARIE R. SHAFFER

674 SAW MILL ROAD, A/K/A RD #5 BOX 134
BLOOMSBURG, PA 17815

CRAIG E. SHAFFER

3410 SHARRER ROAD
BLOOMSBURG, PA 17015

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

NAME

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

SAME AS ABOVE

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


DANIEL G. SCHMIEG, ESQUIRE

Date: 3/24/05

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

ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK, F.A.,
S/B/M TO WASHINGTON MUTUAL
HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA

Plaintiff

vs.

ROSIMARIE R. SHAFFER
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Defendant(s)

: COLUMBIA County
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: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-1245
:
:
:

AFFIDAVIT PURSUANT TO RULE 3129.1

WASHINGTON MUTUAL BANK, F.A., S/B/M TO WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC MORTGAGE CORP. OF AMERICA, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **674 SAW MILL ROAD, A/K/A RD #5 BOX 134, BLOOMSBURG, PA 17815**.

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

NAME

LAST KNOWN ADDRESS

ROSIMARIE R. SHAFFER

674 SAW MILL ROAD, A/K/A RD #5 BOX 134
BLOOMSBURG, PA 17815

CRAIG E. SHAFFER

3410 SHARRER ROAD
BLOOMSBURG, PA 17015

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

NAME

LAST KNOWN ADDRESS

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NAME

LAST KNOWN ADDRESS

NONE

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

NONE

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

NONE

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

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

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

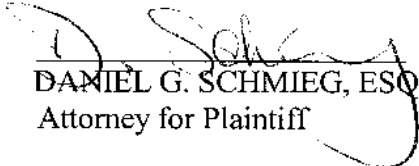
**TENANT/OCCUPANT
BOX 134**

**674 SAW MILL ROAD, A/K/A RD #5
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

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

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


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

DATE: **3/24/05**

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

ATTORNEY FOR PLAINTIFF

WASHINGTON MUTUAL BANK, F.A.,
S/B/M TO WASHINGTON MUTUAL
HOME LOANS, INC., F/K/A PNC
MORTGAGE CORP. OF AMERICA

Plaintiff

vs.

ROSIMARIE R. SHAFFER
CRAIG E. SHAFFER

Defendant(s)

: COLUMBIA County
:
: Court of Common Pleas
:
: CIVIL DIVISION
:
: NO. 2004-CV-1245

: *2005-ED-34*
:
:
:

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

3/24/05

TO: ROSIMARIE R. SHAFFER
674 SAW MILL ROAD, A/K/A RD #5 BOX 134
BLOOMSBURG, PA 17815

CRAIG E. SHAFFER
3410 SHARRER ROAD
BLOOMSBURG, PA 17015

Your house (real estate) at 674 SAW MILL ROAD, A/K/A RD #5 BOX 134, **BLOOMSBURG, PA 17815**, is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the **Sheriff's Office, Columbia County Courthouse, P.O. 380, Bloomsburg, PA 17815** to enforce the court judgment of \$**44,185.13** obtained by **WASHINGTON MUTUAL BANK, F.A., S/B/M TO WASHINGTON MUTUAL HOME LOANS, INC., F/K/A PNC MORTGAGE CORP. OF AMERICA** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Scott, County of Columbia, State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southerly right-of-way of Pennsylvania State Highway Legislative Route No. 19091 leading from South Centre Township to Lightstreet Village, said point being 16.50 feet South of the center line of the macadam, said pin also being 25.00 feet distant on a course running North 73 degrees 58 minutes East from the Northeast corner of lands now or late of James A. and Audrey R. Magee, thence running along the Southerly right-of-way of Pennsylvania State Highway Legislative Route No. 19091, North 73 degrees 58 minutes East, 200.00 feet to an iron pin and lands now or late of Howard and Raymond Shaffer; thence running along lands now or late of said Shaffer, South 12 degrees 05 minutes East, 248.00 feet to an iron pin; thence running along same, South 76 degrees 45 minutes West, 199.56 feet to an iron pin; thence running along same, North 12 degrees 05 minutes West, 238.28 feet to the place of beginning.

CONTAINING 1.114 acres of land. This description was prepared from a survey made by T. Bryce James, R.S., No. 4708-E, on December 30, 1965.

Tax Parcel #31-04-052-01

PREMISES BEING: 674 SAW MILL ROAD, A/K/A RD #5 BOX 134 , BLOOMSBURG, PA 17815

TITLE TO SAID PREMISES IS VESTED IN Craig E. Shaffer and Rosimarie R. Shaffer, his wife by Deed from Leroy O. Diehl, Jr. and Brenda L. Diehl, his wife dated 2/22/1996 and recorded 2/23/1996 in Record Book 617, Page 444.

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

COMMERCE BANK
PHILADELPHIA, PA 19148

CHECK NO
416577

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
03/24/2005	*****1,350.00

Void after 90 days

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

Travis S. Hallinan

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