

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Public Savings Bank VS Tammy & Michele Brown

NO. 38-05 ED NO. 1382-04 JD

DATE/TIME OF SALE: 6-29-05 0930

BID PRICE (INCLUDES COST) \$ 4035.37

POUNDAGE - 2% OF BID \$ 80.71

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ ✓

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4116.08

PURCHASER(S): P-B, Rep. & 200 S. 10th

ADDRESS: 1250 Germantown Pike, Ste 300
Plymouth Meeting, PA 19462

NAMES(S) ON DEED: Tammy Jan Brown & Michele R. Brown

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 4116.08

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$

TOTAL DUE IN 8 DAYS \$ 2766.08

SHERIFF'S SALE COST SHEET

Public Savings Bank vs. Tommy & Michele Brown
 NO. 38-05 EB NO. 1382-04 JD DATE/TIME OF SALE 6-29-05 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</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>16.00</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>7.00</u>	
NOTARY	\$ <u>12.00</u>	
TOTAL *****		\$ <u>450.00</u>

WEB POSTING	25%	\$150.00	
PRESS ENTERPRISE INC.		\$ <u>575.84</u>	
SOLICITOR'S SERVICES		\$75.00	
TOTAL *****			\$ <u>800.84</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>335.41</u>	
SCHOOL DIST.	20	\$	
DELINQUENT	20	\$ <u>2171.33</u>	
TOTAL *****			\$ <u>2506.74</u>

MUNICIPAL FEES DUE:			
SEWER	20	\$ <u>76.29</u>	
WATER	20	\$	
TOTAL *****			\$ <u>76.29</u>

SURCHARGE FEE (DSTE)		\$ <u>150.00</u>	
MISC.		\$	
TOTAL *****			\$ <u>0.00</u>

TOTAL COSTS (OPENING BID) \$ 4035.37

- 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)

7003 0500 0001 9056 1023

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

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:

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

2. Article Number

(Transfer from service label)

7003 0500 0001 9056 1009

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

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:

Public Savings Bank
2300 Computer Ave. Ste. H-42
Willow Grove, PA 19090

2. Article Number

(Transfer from service label)

7003 0500 0001 9056 0989

PS Form 3811, February 2004

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

7003 0500 0001 9056 1016

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Name]* C. Date of Delivery *APR 14 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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Name]* C. Date of Delivery *4/14*
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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Name]* C. Date of Delivery *APR 17*
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

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:

PA State Collections/Disbursements
PO Box 69110
Harrisburg, PA 17106

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ X38
Agent

B. Received by (Printed Name)

JAMES F BARRY

APR 18 2004
Post OfficeD. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
- ☐ Registered ☐ Return Receipt for Merchandise
- ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes2. Article Number 7003 0500 0001 9056 0972
(Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ X38
Agent

B. Received by (Printed Name)

APR 18 2004

Post Office

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
- ☐ Registered ☐ Return Receipt for Merchandise
- ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes2. Article Number 7003 0500 0001 9056 0996
(Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt

102595-02-M-15

LAW OFFICES
STRONG STEVENS & WYANT
A PROFESSIONAL CORPORATION

1250 GERMANTOWN PIKE, SUITE 300
PLYMOUTH MEETING, PA 19462-2444

RICHARD K. STEVENS, JR.
JAMES H. STEVENS
EMORY A. WYANT, JR.
THOMAS R. KELLOGG
KAMI S. MILLER

(610) 239-8600
FAX (610) 275-5620
E-MAIL strongstevens@aol.com

OF COUNSEL
JEFFREY F. JANOSKI
—
SAMUEL L. SAGENDORPH
(1917-1996)
GEORGE V. STRONG, JR.
(1925-2002)

July 5, 2005

Sheriff - Columbia County
Courthouse
35 West Main Street
Bloomsburg, PA 17815

RE: PUBLIC SAVINGS BANK vs. BROWN, et al.
CCP COLUMBIA COUNTY, NO. 2005-ED-38

Dear Sheriff Chamberlin:

Enclosed are a copy of your Real Estate Final Cost Sheet and a check of Public Savings Bank payable to your order in the amount of \$2,766.08 in payment of the balance shown to be due.

The Grantee in the Sheriff's Deed for premises 224 East Fourth Street, Berwick, PA 18603 should be "Public Savings Bank", which is located at 2300 Computer Avenue, H42, Willow Grove, PA 19090 and the Deed should be sent to this office in the enclosed self addressed envelope.

Should you have any questions or require anything additional, please do not hesitate to call us. With appreciation of your courtesy and cooperation, I am

Sincerely,



EMORY A. WYANT, JR.

EAW, JR: wae
Enclosures
cc: Public Savings Bank
Ruth K. Rosenbaum, Esquire

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Public Savings Bank vs Tommy & Michele Brown

NO. 38-05 ED NO. 1382-04 JD

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POUNDAGE - 2% OF BID \$ 80.71

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4116.08

PURCHASER(S): PSB / Rep by Kami S. Miller

ADDRESS: 1250 Germantown Pike, Ste 300
Plymouth Meeting, PA 19462

NAMES(S) ON DEED: Tommy Jon Brown + Michele R. Brown

PURCHASER(S) SIGNATURE(S): Kami S. Miller

TOTAL DUE: \$ 4116.08


LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ -


TOTAL DUE IN 8 DAYS \$ 2766.08

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, 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 June 8, 15, 22, 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.

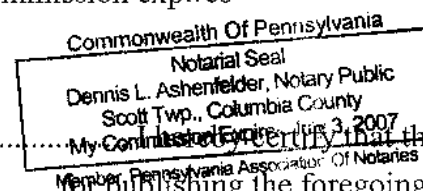

.....

Sworn and subscribed to before me this 27th day of June, 2005.


.....

(Notary Public)

My commission expires



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

.....

Luzerne County Sheriff's Department
Luzerne County Courthouse



200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

COLUMBIA COUNTY

2005-ED-38

PUBLIC SAVINGS BANK

VS

TOMMY JON BROWN, ET AL

STATE OF PENNSYLVANIA
LUZERNE COUNTY SS:

JOHN WASSIL , DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on FRIDAY the TWENTY-SECOND day of APRIL 20 05 at 3:05 P.M. M., prevailing time, he served the within WRIT OF EXECUTION, MORTGAGE FORECLOSURE, AND NOTICE OF SHERIFF'S SALE

upon TOMMY BROWN

the within named, by handing to HIM personally, at HIS RESIDENCE, 94 EDGEROCK DRIVE, DRUMS

_____ in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

Sheriff of Luzerne County

this TWENTY-NINTH day of APRIL 20 05

Prothonotary of Luzerne County

by

Deputy Sheriff of Luzerne County, Pennsylvania

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

PUBLIC SAVINGS BANK

Docket # 38ED2005

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

TOMMY JON BROWN
MICHELE RENEE BROWN

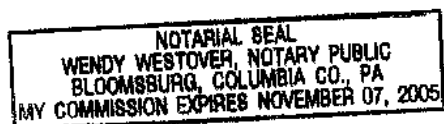
AFFIDAVIT OF SERVICE

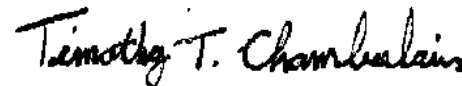
NOW, THIS TUESDAY, APRIL 12, 2005, AT 1:50 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON MICHELE BROWN AT 104 SOUTH
MULBERRY ST., BERWICK BY HANDING TO MICHELE BROWN, , A TRUE AND ATTESTED
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, APRIL 13, 2005


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

LAW OFFICES

STRONG STEVENS & WYANT

A PROFESSIONAL CORPORATION

1250 GERMANTOWN PIKE, SUITE 300
PLYMOUTH MEETING, PA 19462-2444

RICHARD K. STEVENS, JR.
JAMES H. STEVENS
EMORY A. WYANT, JR.
THOMAS R. KELLOGG
KAMI S. MILLER

(610) 239-8600
FAX (610) 275-5620
E-MAIL strongstevens@aol.com

OF COUNSEL
JEFFREY F. JANOSKI
—
SAMUEL L. SAGENDORPH
(1917-1996)
GEORGE V. STRONG, JR.
(1925-2002)

May 23, 2004

Prothonotary
Court of Common Pleas
Of Columbia County
35 West Main Street
Bloomsburg, PA 17815

✓ Sheriff of Columbia County
Courthouse, 35 West Main Street
Bloomsburg, PA 17815

Re: Public Savings Bank v. Tommy & Michle Brown
Mortgage Foreclosure: 2004 CV 1382 MF


Dear Prothonotary:

Enclosed for filing in the above matter are the following:

1). one (1) original and one (1) extra copy of Affidavit of Service of Notice required by Rule 3129

Please file the original and return the extra, time-stamped copies to me in the enclosed self-addressed, stamped envelope.

Sincerely,



EMORY A. WYANT, JR.

Enclosures.
EAW/ksm
Cc: Public Savings Bank

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.

PUBLIC SAVINGS BANK

VS.

TOMMY JON BROWN
MICHELE RENEE BROWN

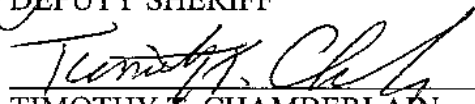
WRIT OF EXECUTION #38 OF 2005 ED

POSTING OF PROPERTY

May 25, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF TOMMY JON BROWN & MICHELE RENEE BROWN 224 E. 4TH STREET BERWICK
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 26TH DAY OF MAY 2005



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

In the Court of Common Pleas for Columbia County, Pennsylvania

PUBLIC SAVINGS BANK	:	Civil Division
	:	
Plaintiff	:	
	:	
v.	:	NO. 2004 CV 1382 MF
	:	
TOMMY JON BROWN and	:	
MICHELE RENEE BROWN	:	IN MORTGAGE FORECLOSURE
Defendants	:	

AFFIDAVIT OF SERVICE OF NOTICE REQUIRED BY RULE 3129

COMMONWEALTH OF PENNSYLVANIA	:	
COUNTY OF PHILADELPHIA	:	SS

EMORY A. WYANT, JR., attorney for plaintiff, being duly sworn according to law, deposes and says that, in accordance with the notice requirements of Pa.R.Civ.Pro.3129.2, the Notice of Sale of premises at 224 East Fourth Street, Berwick, Columbia County, PA 18603 [a copy of which is attached hereto as EXHIBIT "A"], was served as follows:

1). On 5/2/05, Defendant, TOMMY JON BROWN, was served via regular & certified mail, return receipt requested at 94 Edgerock Drive, Drums, PA 18222. A true and correct copy of proof of such service is attached hereto as EXHIBIT "B".

2). On 5/2/05, Defendant, Michele R. Brown, was served via regular & certified mail, return receipt requested, at 104 South Mulberry Street, Berwick PA 18603. A true and correct copy of proof of such service is attached hereto as EXHIBIT "C".

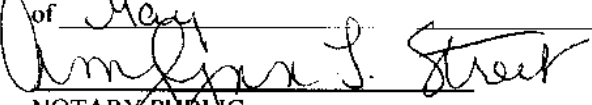
3). On 5/2/05, the following Parties of Interest were served via Regular U.S. Mail, First Class, at the addresses set forth below with the return address of Plaintiff's attorney appearing thereon: [a true and correct copies of the Certificates of Mailing are attached hereto and made part hereof as Exhibit "D"]

Columbia County Tax Claim Bureau
P.O. Box 380, 35 W. Main Street
Bloomsburg, PA 17815

PA Collections & Disbursement
P.O. Box 69110
Harrisburg, PA 17106-9110



EMORY A. WYANT, JR.
Attorney for Plaintiff

Sworn to and Subscribed
before me this 23rd day
of May, 2005.


NOTARY PUBLIC
My Commission Expires:

NOTARIAL SEAL
Amylynn T Street, Notary Public
Plymouth Twp., Montgomery County
My commission expires December 07, 2008

**In the Court of Common Pleas for Columbia County, Pennsylvania
Civil Division**

PUBLIC SAVINGS BANK	:		
	Plaintiff	:	
v.	:		NO. 2004 CV 1382 MF
	:		
TOMMY JON BROWN	:		
	Defendant	:	
and	:		
	:		
MICHELE RENEE BROWN	:		IN MORTGAGE FORECLOSURE
	Defendant	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Defendant, TOMMY JON BROWN, 94 EDGEROCK DRIVE, DRUMS, PA 18222
Defendant, MICHELE BROWN, 104 S. MULBERRY ST., BERWICK PA 18603

Your house (Real Estate) at 224 East Fourth Street, Berwick, Columbia County, Pennsylvania, 18603 is scheduled to be sold at Sheriff's Sale on June 29, 2005 at 9:30 am at the Columbia County Sheriff's Office at 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of Public Savings Bank. A description of the Real Estate is attached hereto as Exhibit "A".

**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 Public Savings Bank the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Emory A. Wyant, Jr. Esquire on the telephone at 610-239-8600.**

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).

EXHIBIT A

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 bid price by calling **Emory A. Wyant, Jr.**, Esquire on the telephone at **610-239-8600**.
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 on the sale. To find out if this has happened you may call **Emory A. Wyant, Jr.**, Esquire on the telephone at **610-239-8600**.
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 on _____. 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 _____.
7. You may also have other rights 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
HAVE A LAWYER OR CANNOT AFFORD ONE. IF YOU CANNOT AFFORD ONE,
LISTED BELOW TO FIND OUT WHERE TO GO.**

Susquehanna Valley Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
570-784-8760

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg PA 17108
(800)692-7375/(717)238-6807

ALL THAT CERTAIN lot, piece or parcel of land lying and being Situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:-

ADDRESS: 224 E. Fourth Street, Berwick PA 18603

BEING Parcel No. 04A-05-18

BEGINNING at a point on the Southerly side of Fourth Street between Pine and Chestnut Streets, at the Northeast corner of Lot No. 6; thence along Fourth Street in an Easterly direction 49-1/2 feet to line of Lot No. 8; thence along line of Lot No. 8 in a Southerly direction 198-3/4 feet to Wyandotte Avenue; thence along same in a Westerly direction 49-1/2 feet to line of Lot No. 6; thence along said lot in a Northerly direction 189-3/4 to Fourth Street, the place of beginning.

SAME BEING Lot No. 7 as marked and numbered in the General Plan of Borough of Berwick.

EXHIBIT "A"

7004 1160 0000 0911 4002

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website: www.usps.com	
OFFICIAL USE	
Postage	.37
Certified Fee	4.05
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

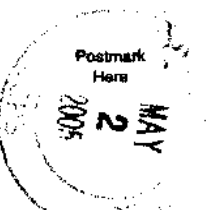
Postmark Here

Sent To
 Street, Apt. No.,
 or PO Box No. **TOMMY JON BROWN**
94 EDGEROCK DRIVE
 City, State, ZIP+4 **DRUMS, PA 18222**

PS Form 3800, June 2002 See Reverse for Instructions

EXHIBIT B

7004 1160 0003 4589 0451

U.S. Postal ServiceTM	
CERTIFIED MAILTM RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our web site at www.usps.com	
OFFICIAL USE	
Postage	\$.37
Certified Fee	4.05
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42
	
Sent To Michele Brown Street, Apt. No., or PO Box No. 104 S. Mulberry St. City, State, ZIP+4 Berwick PA 18603	
PS Form 3800, June 2002 See Reverse for Instructions	

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. Delivery addressed to:

**MICHELE BROWN
104 SOUTH MULBERRY ST.
BERWICK PA 18603**

2. Article Number
(Transfer from service label)

7004 1160 0003 4589 0451

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Michele Brown

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

5-07-05

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

EXHIBIT C

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER	
Received From:	Emory A. Wyant, Esquire Strong Stevens & Wyant PC 1250 Germantown Pike, Suite 300 Plymouth Meeting PA 19462-2444
One piece of ordinary mail addressed to:	PA State Collections/Disbursement P.O. Box 69110 Harrisburg, PA 17106-9110

PS Form 3817, Mar. 1989

U.S. POSTAGE
PAID
19422
MAY 02, 05
AMOUNT
\$0.90
00083797-02



U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER	
Received From:	Emory A. Wyant, Esquire Strong Stevens & Wyant PC 1250 Germantown Pike, Suite 300 Plymouth Meeting PA 19462-2444
One piece of ordinary mail addressed to:	Columbia County Tax Claim Bureau P.O. Box 380 35 W. Main Street Bloomsburg, PA 17815

PS Form 3817, Mar. 1989

U.S. POSTAGE
PAID
19422
MAY 02, 05
AMOUNT
\$0.90
00083797-02



EXHIBIT D

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/7/2005

SERVICE# 6 - OF - 15 SERVICES
DOCKET # 38ED2005

PLAINTIFF PUBLIC SAVINGS BANK

DEFENDANT TOMMY JON BROWN
MICHELE RENEE BROWN

ATTORNEY FIRM STRONG STEVENS & WYANT, P.C.

HAYES HORNOR
TENANT

PERSON/CORP TO SERVED

TENANT(S)

224 E. 4TH ST.

BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

752-4645

SERVED UPON *HAYES HORNOR*

RELATIONSHIP *TENANT* IDENTIFICATION _____

759-

DATE *5-11-5* 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

04-12-05 1455 DANIELLO C/C

04-14-05 1340 DANIELLO C/C

04-18-05 1055 DANIELLO

04-18-05 1025 DANIELLO C/C

DEPUTY *[Signature]* DATE *5-11-5*

04/27/05 0800 DANIELLO C/C

05/03/05 2040 DANIELLO C/C



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 388
BLOOMSBURG, PA 17815
FAX: (717) 389-1482

24 HOUR PHONE
(717) 214-1301

PHONE
(717) 389-5822

Tuesday, April 12, 2005

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

PUBLIC SAVINGS BANK
VS
TOMMY JON BROWN
MICHELE RENEE BROWN

DOCKET # 38ED2005

JD # 1382JD2004

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

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:

<u>NAME</u>	<u>DATE OF BIRTH</u>	<u>SOCIAL SECURITY#</u>
<u>Tommy Don Brown</u>	<u>5/8/69</u>	<u>17 364 6328</u>

DATE: 4/18/05

REQUESTOR: Sherriff
Print Name

JD-1382 JD 2004
Signature

II. Lien information (To be provided by DRS)

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

X 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

Date: 4/18/05

BY: Sherriff

TITLE: Cust SRS

Certified from the record
this 18 day of April 2005
Gail K. Jordan
Director Domestic Relations Section
By: [Signature]

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/7/2005

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 38ED2005

PLAINTIFF PUBLIC SAVINGS BANK

DEFENDANT TOMMY JON BROWN
MICHELE RENEE BROWN

ATTORNEY FIRM STRONG STEVENS & WYANT, P.C.

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 _____ IDENTIFICATION _____

DATE 4-15-5 TIME 0830 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

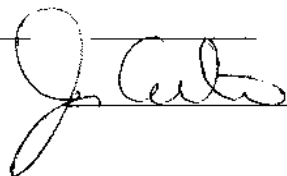
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 4-15-5

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:15-APR-05

FEE:\$5.00

CERT. NO:760

BROWN TOMMY JON & MICHELE REN
P O BOX 432
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 0215-0534
LOCATION: 224 E 4TH ST LOT 7
PARCEL: 04A-05 -018-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	-----PENDING----- COSTS	TOTAL AMOUNT DUE
2003	PRIM	822.37	15.11	55.00	892.48
2004	PRIM	1,218.03	25.82	30.00	1,273.85
TOTAL DUE :					\$2,166.33

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

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

REQUESTED BY:

Timothy T. Chamberlain, Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 4/7/2005

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 38ED2005

PLAINTIFF PUBLIC SAVINGS BANK

DEFENDANT TOMMY JON BROWN
MICHELE RENEE BROWN

ATTORNEY FIRM STRONG STEVENS & WYANT, P.C.

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON 041265 NARDI

RELATIONSHIP ENE DEC IDENTIFICATION _____

DATE 04.14.05 TIME 0145 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

T. C. T. C.

DATE 04.14.05



April 13, 2005

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

PUBLIC SAVINGS BANK

VS

**TOMMY JON BROWN
MICHELE RENEE BROWN**

DOCKET # 38ED2005

JD # 138JD2004

Dear Timothy:

The outstanding balance on sewer account #105670 for the property located at 224 E. 4th Street, Berwick Pa through June 2005 is \$76.29.

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

Sincerely,

Kelly Green
Kelly Green
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/7/2005

SERVICE# 2 - OF - 15 SERVICES
DOCKET # 38ED2005

PLAINTIFF PUBLIC SAVINGS BANK

DEFENDANT TOMMY JON BROWN
MICHELE RENEE BROWN

ATTORNEY FIRM STRONG STEVENS & WYANT, P.C.

PERSON/CORP TO SERVED	PAPERS TO SERVED
MICHELE BROWN	WRIT OF EXECUTION - MORTGAGE
104 SOUTH MULBERRY ST.	FORECLOSURE
BERWICK	

SERVED UPON MICHELLE BROWN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04.12.05 TIME 1350 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	<u>Dea Del.</u>	_____	_____	DATE <u>04.12.05</u>

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/7/2005

SERVICE# 4 - OF - 15 SERVICES
DOCKET # 38ED2005

PLAINTIFF PUBLIC SAVINGS BANK

DEFENDANT TOMMY JON BROWN
MICHELE RENEE BROWN

ATTORNEY FIRM STRONG STEVENS & WYANT, P.C.

PERSON/CORP TO SERVED

FIRST NATIONAL BANK

111 WEST FRONT ST.

BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

LEE HESS

RELATIONSHIP

SEC. OF C

IDENTIFICATION

DATE

04.12.05

TIME

1400

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

Paul DeLo

DATE

04.12.05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 4/7/2005

SERVICE# 7 - OF - 15 SERVICES
DOCKET # 38ED2005

PLAINTIFF PUBLIC SAVINGS BANK

DEFENDANT TOMMY JON BROWN
MICHELE RENEE BROWN

ATTORNEY FIRM STRONG STEVENS & WYANT, P.C.

PERSON/CORP TO SERVED

CONNIE GINGHER-TAX COLLECTOR

1615 LINCOLN AVE.

BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE

FORECLOSURE

SERVED UPON CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 04-12-05 TIME 1425 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

Per All

DATE 04-12-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 4/7/2005

SERVICE# 8 - OF - 15 SERVICES
 DOCKET # 38ED2005

PLAINTIFF PUBLIC SAVINGS BANK

DEFENDANT TOMMY JON BROWN
 MICHELE RENEE BROWN

ATTORNEY FIRM STRONG STEVENS & WYANT, P.C.

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

PAPERS TO SERVED
 WRIT OF EXECUTION - MORTGAGE
 FORECLOSURE

SERVED UPON KELLY GREEN

RELATIONSHIP QUEEN IDENTIFICATION _____

DATE 04.12.05 TIME 1330 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
 DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 04.12.05

Tax Notice 2005 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9:30AM - 4PM

1 CLOSED WEDNESDAY & HOLIDAYS
CLOSED FRIDAY AFTER DISCOUNT

PHONE: 570-752-7442

DATE
03/01/2005

BILL NO.
2761

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	19,449	5.646	107.61	109.81	120.79
SINKING		1.345	25.64	26.16	28.78
LIGHT		.75	14.30	14.59	15.32
FIRE		1.75	33.36	34.04	35.74
BORO RE		6.6	125.79	128.36	134.78
The discount & penalty have been calculated for your convenience			306.70	312.96	335.41
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

BROWN TOMMY JON & MICHELE REN
P O BOX 432
BERWICK PA 18603

CNTY		TWP	This tax returned to courthouse on:	
Discount	2 %	2 %	January 1, 2006	
Penalty	10 %	5 %		
PARCEL: 04A-05 -018-00,000				
224 E FOURTH ST				
2181 Acres				
Land			3,800	
Buildings			15,649	
Total Assessment			19,449	

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

REAL ESTATE OUTLINE

ED # 38-05

DATE RECEIVED 4-7-05
DOCKET AND INDEX 4-12-05
SET FILE FOLDER UP 4-12-05

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# 1696

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

SALE DATE June 29, 05 TIME 0930
POSTING DATE May 25, 05
ADV. DATES FOR NEWSPAPER
1ST WEEK June 8
2ND WEEK 15
3RD WEEK 22, 05

SHERIFF'S SALE

WEDNESDAY JUNE 29, 2005 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 38 OF 2005 ED AND CIVIL WRIT NO. 1382 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 lot, piece or parcel of land lying and being Situate in the Borough of Berwick, County of Columbia and State of Pennsylvania bounded and described as follows, to wit:-

ADDRESS: 224 E. Fourth Street, Berwick PA 18603

BEING Parcel No. 04A-O5-18

BEGINNING at a point on the Southerly side of Fourth Street between Pine and Chestnut Streets, at the Northeast corner of Lot No. 6; thence along Fourth Street in an Easterly direction 49-1/2 feet to line of Lot No. 8; thence along line of Lot No. 8 in a Southerly direction 198-3/4 feet to Wyandotte Avenue; thence along same in a Westerly direction 49-1/2 feet to line of Lot No. 6; thence along said lot in a Northerly direction 189-3/4 to Fourth Street, the place of beginning.

SAME BEING Lot No. 7 as marked and numbered in the General Plan of Borough of Berwick.

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
Emory A. Wyant
1250 Germantown Pike
Plymouth Meeting, PA 19462

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

SHERIFF'S SALE

WEDNESDAY JUNE 29, 2005 AT 9:30 AM

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Plaintiff's Attorney
Emory A. Wyant
1250 Germantown Pike
Plymouth Meeting, PA 19462

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

SHERIFF'S SALE

WEDNESDAY JUNE 29, 2005 AT 9:30 AM

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Plaintiff's Attorney
Emory A. Wyant
1250 Germantown Pike
Plymouth Meeting, PA 19462

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

LAW OFFICES

STRONG STEVENS & WYANT

A PROFESSIONAL CORPORATION

1250 GERMANTOWN PIKE, SUITE 300

PLYMOUTH MEETING, PA 19462-2444

RICHARD K. STEVENS, JR.
JAMES H. STEVENS
EMORY A. WYANT, JR.
THOMAS R. KELLOGG
KAMI S. MILLER

(610) 239-8600
FAX (610) 275-5620
E-MAIL strongstevens@aol.com

OF COUNSEL
JEFFREY F. JANOSKI
SAMUEL L. SAGENDORPH
(1917-1996)
GEORGE V. STRONG, JR.
(1925-2002)

April 5, 2005

Sheriff of Columbia County
Courthouse, 35 West Main Street
Bloomsburg, PA 17815

Re: PSB v. Brown; Mortgage Foreclosure 2004 CV 1382

Dear Sheriff:

I represent the Plaintiff in the above matter. I desire to schedule a sheriff's sale of the premises at 224 East Fourth Street, Berwick, PA 18603. Enclosed are the following documents:

- 1). An original and two (2) copies of the Writ of Execution
- 2). An original and two (2) copies of the Notice of Sheriff Sale of Real Estate with property description attached
- 3). An original and five (5) copies of the property description
- 4). Affidavit of Whereabouts of Defendants
- 5). Affidavit of Non-Military Service of the Defendants
- 6). One (1) copy of the Watchman Release Form
- 7). One (1) copy of the Affidavit of Liens, including Plaintiff, under Rule 3129
- 8). A check in the amount of \$1,350 as a deposit required upon filing the Writ.

Should you have any questions or require additional information, please contact me. If all documents are acceptable, please advise us of the sheriff sale date.

Sincerely,

EMORY A. WYANT, JR., ESQUIRE

Enclosures.

cc: Public Savings Bank
(w/out encl)

**In the Court of Common Pleas for Columbia County, Pennsylvania
Civil Division**

PUBLIC SAVINGS BANK	:	
	:	
Plaintiff	:	
	:	
v.	:	NO. 2004 CV 1382 MF
	:	
TOMMY JON BROWN	:	<i>2005-ED-38</i>
	:	
Defendant	:	
	:	
and	:	
	:	
MICHELE RENEE BROWN	:	IN MORTGAGE FORECLOSURE
	:	
Defendant	:	

WRIT OF EXECUTION – MORTGAGE FORECLOSURE

TO SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above-captioned case, you are directed to levy upon and sell the property described in the attached description, marked as Exhibit "A".

DATE: 3-31-2005

Jamie B. Kline
PROTHONOTARY

ALL THAT CERTAIN lot, piece or parcel of land lying and being Situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:-

ADDRESS: 224 E. Fourth Street, Berwick PA 18603

BEING Parcel No. 04A-05-18

BEGINNING at a point on the Southerly side of Fourth Street between Pine and Chestnut Streets, at the Northeast corner of Lot No. 6; thence along Fourth Street in an Easterly direction 49-1/2 feet to line of Lot No. 8; thence along line of Lot No. 8 in a Southerly direction 198-3/4 feet to Wyandotte Avenue; thence along same in a Westerly direction 49-1/2 feet to line of Lot No. 6; thence along said lot in a Northerly direction 189-3/4 to Fourth Street, the place of beginning.

SAME BEING Lot No. 7 as marked and numbered in the General Plan of Borough of Berwick.

EXHIBIT "A"

**In the Court of Common Pleas for Columbia County, Pennsylvania
Civil Division**

PUBLIC SAVINGS BANK	:	:	
	Plaintiff	:	
v.		:	NO. 2004 CV 1382 MF
		:	
TOMMY JON BROWN		:	
	Defendant	:	
and		:	
		:	
MICHELE RENEE BROWN		:	IN MORTGAGE FORECLOSURE
	Defendant	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Defendant, TOMMY JON BROWN, 94 EDGEROCK DRIVE, DRUMS, PA 18222
Defendant, MICHELE BROWN, 104 S. MULBERRY ST., BERWICK PA 18603

Your house (Real Estate) at 224 East Fourth Street, Berwick, Columbia County, Pennsylvania, 18603 is scheduled to be sold at Sheriff's Sale on _____ at _____ at the Columbia County Sheriff's Office at 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of Public Savings Bank. A description of the Real Estate is attached hereto as Exhibit "A".

**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 Public Savings Bank the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Emory A. Wyant, Jr. Esquire on the telephone at 610-239-8600.
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 bid price by calling Emory A. Wyant, Jr., Esquire on the telephone at 610-239-8600.
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 on the sale. To find out if this has happened you may call Emory A. Wyant, Jr., Esquire on the telephone at 610-239-8600.
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 on _____. 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 _____.
7. You may also have other rights 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 OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Susquehanna Valley Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
570-784-8760

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg PA 17108
(800)692-7375/(717)238-6807

ALL THAT CERTAIN lot, piece or parcel of land lying and being Situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:-

ADDRESS: 224 E. Fourth Street, Berwick PA 18603

BEING Parcel No. 04A-05-18

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SAME BEING Lot No. 7 as marked and numbered in the General Plan of Borough of Berwick.

**In the Court of Common Pleas for Columbia County, Pennsylvania
Civil Division**

PUBLIC SAVINGS BANK	:	:	
	Plaintiff	:	
v.		:	NO. 2004 CV 1382 MF
		:	
TOMMY JON BROWN		:	
	Defendant	:	
and		:	
		:	
MICHELE RENEE BROWN		:	IN MORTGAGE FORECLOSURE
Defendant	:		


AFFIDAVIT OF WHEREABOUTS OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF PHILADELPHIA :

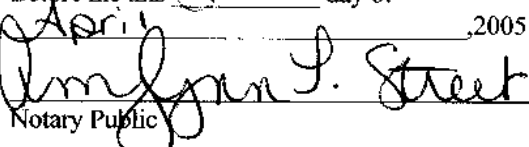
EMORY A. WYANT, JR., being duly sworn according to law, deposes and says that he is the attorney for the Plaintiff, that he is authorized to make this Affidavit on behalf of Plaintiff; that the above-named Defendant, Tommy J. Brown, resides at 94 Edgerock, Drive, Drums, PA, 18222, and Defendant, Michele R. Brown, resides at 104 South Mulberry Street, Berwick, PA 18603, and it is unknown who is residing in the mortgaged property at 224 E. Fourth Street, Berwick, Columbia County, PA 18603 which is to be sold at the sheriff's sale.

Date: 4/5/05

BY:



EMORY A. WYANT, JR.
Identification No. 22347
1250 Germantown Pike, Suite 300
Plymouth Meeting, PA 19462
(610) 239-8600
Attorney for Plaintiff, Public Savings Bank

Sworn to and Subscribed
Before me this 5th day of April, 2005


Notary Public

NOTARIAL SEAL Amylynn T Street, Notary Public Plymouth Twp., Montgomery County My commission expires December 07, 2008

In the Court of Common Pleas of Columbia County, Pennsylvania


PUBLIC SAVINGS BANK	:	
Plaintiff	:	
v.	:	NO. 2004 CV 1382 MF
	:	
TOMMY JON BROWN &	:	
MICHELE RENEE BROWN	:	IN MORTGAGE FORECLOSURE

AFFIDAVIT OF NON-MILITARY SERVICE

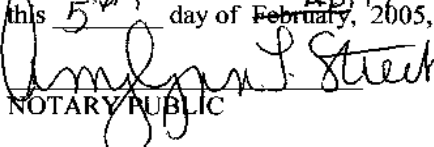
COMMONWEALTH OF PENNSYLVANIA	:	
	:	SS
COUNTY OF MONTGOMERY	:	

EMORY A. WYANT, JR., ESQUIRE, being duly sworn according to law deposes and says that he is the attorney for Plaintiff, that he is authorized to make this Affidavit on behalf of Plaintiff, that the above named Defendant, Tommy J. Brown resides at 94 Edge Rock Drive, Drums, PA 18222 and Defendant, Michele R. Brown, resides at 104 South Mulberry Street, Berwick PA 18603, and that neither Defendant is in the Military Service of the United States, or any State or Territory thereof or its allies as defined in the Soldiers' and Sailors' Civil Relief Act of 1940 and amendment thereto.

Affiant also certifies that the address of Plaintiff is 2300 Computer Avenue, Suite H-42, Willow Grove, PA 19090.



EMORY A. WYANT, JR. (#22347)
1250 Germantown Pike, Suite 300
Plymouth Meeting, PA 19462
(610)239-8600
Attorney for Plaintiff

Sworn to & Subscribed before me,
this 5th day of February, 2005,

NOTARY PUBLIC

NOTARIAL SEAL
Amylenn T Street, Notary Public
Plymouth Twp., Montgomery County
My commission expires December 07, 2008


**In the Court of Common Pleas for Columbia County, Pennsylvania
Civil Division**

PUBLIC SAVINGS BANK	:	:	
	Plaintiff	:	
v.		:	NO. 2004 CV 1382 MF
		:	
TOMMY JON BROWN		:	
	Defendant	:	
and		:	
		:	
MICHELE RENEE BROWN		:	IN MORTGAGE FORECLOSURE
Defendant	:	:	

WAIVER OF WATCHMAN

I, EMORY A. WYANT, Attorney for Plaintiff, do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the Writ issued in the above captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person such levy or attachment, without liability of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

Date: 4-5-05

BY: 

EMORY A. WYANT, JR.
Identification No. 22347
1250 Germantown Pike, Suite 300
Plymouth Meeting, PA 19462
(610)239-8600
Attorney for Plaintiff

COPY

**In the Court of Common Pleas for Columbia County, Pennsylvania
Civil Division**

PUBLIC SAVINGS BANK	:	
	Plaintiff	:
v.	:	NO. 2004 CV 1382 MF
	:	
TOMMY JON BROWN	:	
	Defendant	:
and	:	
	:	
MICHELE RENEE BROWN	:	IN MORTGAGE FORECLOSURE
	Defendant	:

AFFIDAVIT PURSUANT TO RULE 3129.1

EMORY A. WYANT, JR, Attorney for Plaintiff in the above action, being authorized to do so sets forth as of date of the Praecipe for Writ of Execution was filed, the following information concerning real estate located at **224 East Fourth Street, Berwick, Columbia County, PA 18603**, as more particularly described in Exhibit "A" attached hereto and made a part thereof:

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

<u>Name</u>	<u>Address (if address cannot be reasonably ascertained please so indicate)</u>
Tommy J. Brown	94 Edgerock Drive, Drums, PA 18222
Michele R. Brown	104 South Mulberry Street, Berwick PA 18603

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

<u>Name</u>	<u>Address (if address cannot be reasonably ascertained, please so indicate)</u>
Tommy J. Brown	94 Edgerock Drive, Drums, PA 18222
Michele R. Brown	104 South Mulberry Street, Berwick PA 18603

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

<u>Name</u>	<u>Address (if address cannot be reasonably ascertained, please so indicate)</u>
Public Savings Bank	2300 Computer Ave., Suite H-42, Willow Grove PA 19090
First National Bank	111 West Front Street, Berwick, PA 18603

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

<u>Name</u>	<u>Address (if address cannot be reasonably ascertained, please so indicate)</u>
Public Savings Bank	2300 Computer Ave., Suite H-42, Willow Grove PA 19090

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

<u>Name</u>	<u>Address (if address cannot be reasonably ascertained, please so indicate)</u>
Columbia County Tax Claim Bureau	P.O. Box 380, 35 W. Main Street Bloomsburg, PA 17815
PA State Collections/Disbursement	P.O. Box 69110 Harrisburg, PA 17106-9110

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:

<u>Name</u>	<u>Address (if address cannot be reasonably ascertained, please so indicate)</u>
-------------	--

None at this time.

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:

Name

Address (if address cannot be reasonably ascertained, please so indicate)

None at this time

VERIFICATION

I certify that the statements made in this Affidavit are true and correct to the best of my knowledge, 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.



EMORY A. WYANT, JR.

Identification No. 22347

1250 Germantown Pike, Suite 300

Plymouth Meeting, PA 19462

(610)239-8600

Attorney for Plaintiff

Dated: 3/28/05

ALL THAT CERTAIN lot, piece or parcel of land lying and being Situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:-

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SAME BEING Lot No. 7 as marked and numbered in the General Plan of Borough of Berwick.

EXHIBIT "A"

STRONG STEVENS & WYANT, P.C.
 SUITE 300
 1250 WEST GERMANTOWN PIKE
 PLYMOUTH MEETING, PA 19462

IN PAYMENT FOR
Shirley B Brown

3-7/815/360

1691

PAY *One Thousand Three Hundred Fifty and no/100*

CHECK NO	1096
TO THE ORDER OF	
<i>Sheriff of Columbia</i>	
DATE	<i>4/5/05</i>
DESCRIPTION	
CHECK AMOUNT	<i>1350</i>
DOLLARS	

 **CITIZENS BANK**

E. J. Brown

⑈001696⑈ ⑆036076150⑆ ⑆201534680⑈



FIRST UNION NATIONAL BANK
PHILADELPHIA, PA 19101

045841

3-50/310

Jun 30, 2005

PAY *two thousand seven hundred sixty six & 08/100*

DOLLARS \$ **2766.08**

TO
THE
ORDER
OF
Sherif of Columbia County

[Signature]
Carol Marie McClinton

⑈045841⑈ ⑆031000503⑆2100012424585⑈