

THE FIRST NATIONAL BANK OF
BERWICK,
PLAINTIFF

VS.

MICHAEL A. ROMANIA AND
JOSEPH A. ROMANIA,
DEFENDANTS

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
:
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION
:
: 1278 CV 2004

NOTICE OF SHERIFF'S SALE
OF REAL ESTATE

TO: MICHAEL A. ROMANIA
1334 SR 118
BENTON, PA 17814

AND

JOSEPH A. ROMANIA
131 MAIN STREET, APT. 301
CATAWISSA, PA 17820

Michael A. Romania and Joseph A. Romania, Defendants herein and
owners of the Real Estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of
Execution issued under the above-captioned Judgment, directed to the Sheriff
of Columbia County, there will be exposed to public sale, by vendue or outcry
to the highest and best bidders, for cash, in the Courthouse, in the Town of
Bloomsburg, Columbia County, Pennsylvania, on _____, 2005, at
_____ o'clock __M., eastern time, in the forenoon of the said day, all your
right, title and interest in and to ALL that certain piece or parcel of land situate

at 2314 West Front Street, Briar Creek Borough, Berwick, Pennsylvania 18603,

Columbia County, Pennsylvania, the same more particularly described in Exhibit "A", attached hereto and incorporated herein.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed thereto within ten (10) days thereafter.

LAW OFFICES OF
BULL, BULL & KNECHT, LLP

Dated: April 11, 2005



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(717) 759-1231
I.D. # 25892

ROMANIA - EXHIBIT "A"

ALL THOSE CERTAIN pieces, parcels or tracts of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Tract No. 1:

BEGINNING at a stake at the northwest corner of land of Anna Stapinski and Penna. Highway Route #11; THENCE along said highway a distance of Fifty (50) feet to the land now or late of Rea Croop; THENCE South along the land now or late of said Rea Croop and Willa S. Croop a distance of One Hundred and Ninety-five (195) feet to land now or late of Elsie Hagenbuch; THENCE East along land now or late of said Elsie Hagenbuch to a stake at the land now or late of said Anna Stapinski; THENCE North along land now or late of said Anna Stapinski a distance of One Hundred and Ninety-five (195) feet to the place of beginning.

Tract No. 2:

BEGINNING at Northeast corner now or late of Elsie Hagenbuch and Harry B. Hagenbuch; THENCE along land now or late of said Hagenbuch South a distance of 543 feet to land now or late of D.L. & W. R.R.; THENCE East along land now or late of D.L. & W. R.R. a distance of 178 feet to land now or late of Raymond Hooper; THENCE North along land now or late of said Raymond Hopper and Anna Stapinski a distance of 692 feet to land now or late of said Rea and Willa Croop, West along the land now or late of Rea and Willa Croop a distance of 110 feet to the place of BEGINNING.

BEING THE SAME PREMISES conveyed to Michael A. Romania and Joseph A. Romania, by Deed of Joseph A. Romania, Widower, dated December 10, 2001 and recorded December 12, 2001 to Instrument Number 200112701.

PREMISES IMPROVED with a single family dwelling and a two bay garage, more commonly known as 2314 West Front Street, Briar Creek Borough, Berwick, Pennsylvania 18603.

<p>1. Article Addressed to:</p> <p>INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106</p>		<p>2. Article Number (Transfer from service label)</p> <p>7004 0550 0000 7003 7222</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p><input type="checkbox"/> Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>1. Article Addressed to:</p> <p>COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230</p>		<p>2. Article Number (Transfer from service label)</p> <p>7004 0550 0000 7003 7222</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p><input type="checkbox"/> Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>1. Article Addressed to:</p> <p>PA American Water Co. 852 Wesley Drive Mechanicsburg, PA 17055</p>		<p>2. Article Number (Transfer from service label)</p> <p>7004 0550 0000 7003 7222</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p><input type="checkbox"/> Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>1. Article Addressed to:</p> <p>OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105</p>		<p>2. Article Number (Transfer from service label)</p> <p>7004 0550 0000 7003 7239</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p><input type="checkbox"/> Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	

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.

THE FIRST NATIONAL BANK OF BERWICK
VS.

MICHAEL & JOSEPH ROMANIA

WRIT OF EXECUTION #55 OF 2005 ED

POSTING OF PROPERTY

June 9, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF MICHAEL & JOSEPH ROMANIA AT 2314 WEST FRONT ST.. BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY T. CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 9TH DAY OF JUNE 2005

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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 794-6300

THE FIRST NATIONAL BANK OF BERWICK Docket # 55ED2005

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

MICHAEL A. ROMANIA
JOSEPH A. ROMANIA

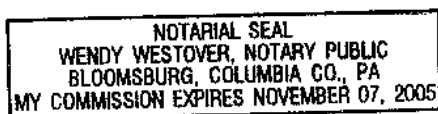
AFFIDAVIT OF SERVICE

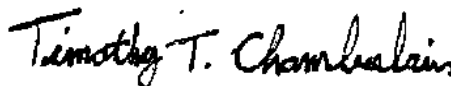
NOW, THIS FRIDAY, MAY 13, 2005, AT 2:10 PM, SERVED THE WITHIN WRIT OF EXECUTION -
MORTGAGE FORECLOSURE UPON JOSEPH ROMANIA AT 131 MAIN ST. APT. 301,
CATAWISSA BY HANDING TO JOSEPH ROMANIA, A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, MAY 18, 2005

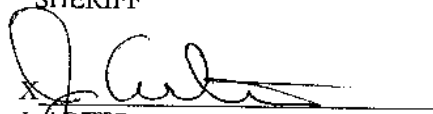

NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF


J. ARTER
DEPUTY SHERIFF

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

THE FIRST NATIONAL BANK OF BERWICK Docket # 55ED2005

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE


MICHAEL A. ROMANIA
JOSEPH A. ROMANIA

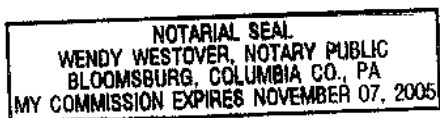
AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, MAY 12, 2005, AT 1:00 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON MICHAEL ROMANIA AT 1334 SR 118,
BENTON BY HANDING TO KAY ROMANIA, WIFE, 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, MAY 18, 2005


NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF

X


J. ARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 1 - OF - 16 SERVICES
DOCKET # 55ED2005

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK

DEFENDANT MICHAEL A. ROMANIA

JOSEPH A. ROMANIA

ATTORNEY FIRM BULL, BULL & KNECHT

PERSON/CORP TO SERVED
MICHAEL ROMANIA
1334 SR 118
BENTON

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Say

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 5-12-05 TIME 1300 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 5-12-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 2 - OF - 16 SERVICES
DOCKET # 55ED2005

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK

DEFENDANT MICHAEL A. ROMANIA

JOSEPH A. ROMANIA

ATTORNEY FIRM BULL, BULL & KNECHT

PERSON/CORP TO SERVED	PAPERS TO SERVED
JOSEPH ROMANIA - 386-2206	WRIT OF EXECUTION - MORTGAGE
131 MAIN ST. APT. 301	FORECLOSURE
CATAWISSA	

SERVED UPON Joseph

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5-13-05 TIME 1410 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>5-11-05</u>	<u>1130</u>	<u>Atlee</u>	<u>Card</u>

DEPUTY

J. Galt

DATE 5-13-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 3 - OF - 16 SERVICES
DOCKET # 55ED2005

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK

DEFENDANT MICHAEL A. ROMANIA
JOSEPH A. ROMANIA

ATTORNEY FIRM BULL, BULL & KNECHT

PERSON/CORP TO SERVED	PAPERS TO SERVED
THE FIRST NATIONAL BANK OF	WRIT OF EXECUTION - MORTGAGE
BERWICK	FORECLOSURE
111 WEST FRONT ST.	
BERWICK	

SERVED UPON CARMIE CLEAVE

RELATIONSHIP MOR IDENTIFICATION _____

DATE 05-11-05 TIME 1130 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 05-11-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 4 - OF - 16 SERVICES
DOCKET # 55ED2005

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK

DEFENDANT MICHAEL A. ROMANIA

JOSEPH A. ROMANIA

ATTORNEY FIRM BULL, BULL & KNECHT

PERSON/CORP TO SERVED	PAPERS TO SERVED
CLERK OF COURTS	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON BETTY

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5-11-5 TIME 1430 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 5-11-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 5 - OF - 16 SERVICES
DOCKET # 55ED2005

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK

DEFENDANT MICHAEL A. ROMANIA
JOSEPH A. ROMANIA

ATTORNEY FIRM BULL, BULL & KNECHT

PERSON/CORP TO SERVED	PAPERS TO SERVED
REGENCY FINANCE CO.	WRIT OF EXECUTION - MORTGAGE
1301 COLUMBIA BLVD	FORECLOSURE
BLOOMSBURG	

SERVED UPON Ed JAMES

RELATIONSHIP BRANCH MANAGER IDENTIFICATION _____

DATE 5-11-05 TIME 1450 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. C. C.

DATE 5-11-05

471-8479

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

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

SERVICE# 6 - OF - 16 SERVICES
DOCKET # 55ED2005

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK

DEFENDANT MICHAEL A. ROMANIA

JOSEPH A. ROMANIA

ATTORNEY FIRM BULL, BULL & KNECHT

PERSON/CORP TO SERVED
KAY ROMANIA
377 KACHINKA HOLLOW RD
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

Doesn't
live there

CHK P.O.

SERVED UPON

Kay

RELATIONSHIP

IDENTIFICATION

DATE 5-13-05 TIME 1740 MILEAGE OTHER

Race Sex Height Weight Eyes Hair Age Military

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB POE CCSC
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) 1334 SR 118

~~scribbled out~~

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

05-11-05

1140

DANIELLO

L/C

05-12-05

1020

DANIELLO

L/C

DEPUTY

[Signature]

DATE 5-13-05

1334 STATE RTE 118
BENTON, PA. 17814

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 8 - OF - 16 SERVICES
DOCKET # 55ED2005

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK

DEFENDANT MICHAEL A. ROMANIA
JOSEPH A. ROMANIA

ATTORNEY FIRM BULL, BULL & KNECHT

PERSON/CORP TO SERVED	PAPERS TO SERVED
SANDRA KERSHNER-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
152 W. RITTENHOUSE MILL RD	FORECLOSURE
BERWICK	

SERVED UPON 05550

RELATIONSHIP _____ IDENTIFICATION _____

DATE 05/11/05 TIME 0905 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

T. Chamberlain

DATE

05.11.05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

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

SERVICE# 9 - OF - 16 SERVICES
DOCKET # 55ED2005

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK

DEFENDANT MICHAEL A. ROMANIA

JOSEPH A. ROMANIA

ATTORNEY FIRM BULL, BULL & KNECHT

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE
BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON KELLY GREGG

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 05-11-05 TIME 0920 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 Hill

DATE

05-11-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/5/2005

SERVICE# 10 - OF - 16 SERVICES
DOCKET # 55ED2005

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK

DEFENDANT MICHAEL A. ROMANIA

JOSEPH A. ROMANIA

ATTORNEY FIRM BULL, BULL & KNECHT

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

SERVED UPON Leslie Lujan

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5-11-05 TIME 8:45 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 5-11-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/5/2005

SERVICE# 13 - OF - 16 SERVICES
DOCKET # 55ED2005

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK

DEFENDANT MICHAEL A. ROMANIA
JOSEPH A. ROMANIA

ATTORNEY FIRM BULL, BULL & KNECHT

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 5-11-5 TIME 08:25 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. Miller

DATE 5-11-5

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

Monday, May 09, 2005

SANDRA KERSHNER-TAX COLLECTOR
152 W. RITTENHOUSE MILL RD
BERWICK, PA 18603-

THE FIRST NATIONAL BANK OF BERWICK
VS
MICHAEL A. ROMANIA
JOSEPH A. ROMANIA

DOCKET # 55ED2005

JD # 1278JD2004

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

2005 Berw/County
Real Estate Tax
7-1-05 amount
due \$ 222.88

2005 School
Real Estate tax -
bills have not
been sent out

Sandra Kershner
5/13/05

... COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:11-MAY-05

FEE:\$5.00

CERT. NO:838

ROMANIA MICHAEL A
ROMANIA JOSEPH A
1334 STATE ROUTE 118
BENTON PA 17814

DISTRICT: BRIARCREEK BORO
DEED 20011-2701
LOCATION: 2314 W FRONT ST BERWICK
PARCEL: 06 -1B2-007-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2003	PRIM	1,151.59	14.07	60.00	1,225.66
2004	PRIM	1,202.88	16.85	30.00	1,249.73
TOTAL DUE :					\$2,475.39

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
Sm.



May 11, 2005

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

THE FIRST NATIONAL BANK OF BERWICK

VS

**MICHAEL A. ROMANIA
JOSEPH A. ROMANIA**

DOCKET # 55ED2005

JD # 1278JD2004

Dear Timothy:

The balance on sewer account #600853 for the property located at 2314 R. West Front Street, Berwick through July 2005 is \$1787.77. The amount owed for the sewer account through July 2005 is \$1671.77, plus \$116.00 to satisfy a lien.

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

Sincerely,

Kelly Greer
Kelly Greer
Authority Clerk

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

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

DATE OF BIRTH

SOCIAL SECURITY#

Michael Romania

9/9/05

163-56 8632

DATE: 5/11/05

REQUESTOR: Shenff

Print Name

JD-1278JD2004

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.

 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

\$ 1775.64

Date: 5/10/05

BY: [Signature]

TITLE: Cust. Srs.

Certified from the record

this 10 day of May 2005

Gail K. Jodon

Director Domestic Relations Section

By: [Signature]



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

Monday, May 09, 2005

DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

THE FIRST NATIONAL BANK OF BERWICK
VS
MICHAEL A. ROMANIA ✓
JOSEPH A. ROMANIA ✓

DOCKET # 55ED2005

JD # 1278JD2004

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,

A handwritten signature in cursive script that reads "Timothy T. Chamberlain".

Timothy T. Chamberlain
Sheriff of Columbia County

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

First Nat. Bank of Ark vs Michael & Joseph Romanig

NO. 55-05 ED NO. 1278-04 JD

DATE/TIME OF SALE: 7-13-05 0900

BID PRICE (INCLUDES COST) \$ 6155.32

POUNDAGE - 2% OF BID \$ 123.11

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 6278.43

PURCHASER(S): The First National Bank of Bernick

ADDRESS: 111 W. Front St Bernick, MT 1603

NAMES(S) ON DEED: The First National Bank of Bernick

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

TOTAL DUE: \$ 6278.43

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ —

TOTAL DUE IN 8 DAYS \$ 4928.43

SHERIFF'S SALE COST SHEET

First Nat. Bank of Buick VS. Mircha & Joseph Remington
 NO. 55-05 ED NO. 1278-01 JD DATE/TIME OF SALE 7-13-05 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>225.00</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>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>7.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>463.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>763.28</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>988.28</u>	

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u>222.88</u>
SCHOOL DIST.	20	\$
DELINQUENT	20	\$ <u>2480.39</u>
TOTAL ***** \$ <u>2703.27</u>		

MUNICIPAL FEES DUE:		
SEWER	20	\$ <u>1787.77</u>
WATER	20	\$
TOTAL ***** \$ <u>1787.77</u>		

SURCHARGE FEE (DSTE)	\$ <u>160.00</u>
MISC.	\$
	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 6155.32



239926

60-712
3-13

For:
Account of

Fees (Rental)

DATE

7/12/2015

PAY
TO THE
ORDER OF

Four Thousand Nine Hundred Twenty-Eight Dollars & 43/100's \$ 4,928.43

Columbia County Sheriff's Office

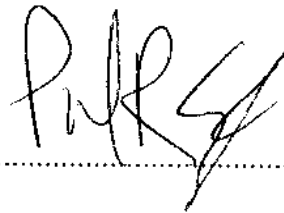
CASHIER'S CHECK


Authorized Signature

⑈239926⑈ ⑆031307125⑆ 01 206313 01⑈

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 22, 29, July 6, 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.

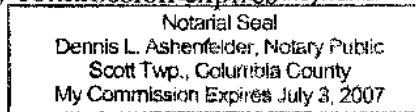


Sworn and subscribed to before me this 14 day of July, 2005.



(Notary Public)

My commission expires on this day of _____, 20____.



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.

REAL ESTATE OUTLINE

ED # 55-05

DATE RECEIVED 5-5-05
DOCKET AND INDEX 5-9-05
SET FILE FOLDER UP 5-9-05

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>36754</u>

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

SALE DATE	<u>July 13, 05</u>	TIME <u>0900</u>
POSTING DATE	<u>June 8, 05</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>June 22</u>	
	2 ND WEEK <u>29</u>	
	3 RD WEEK <u>July 6, 05</u>	

SHERIFF'S SALE

WEDNESDAY JULY 13, 2005 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 55 OF 2005 ED AND CIVIL WRIT NO. 1278 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:

Tract No.1:

BEGINNING at a stake at the northwest corner of land of Anna Stapinski and Penna. Highway Route # 11; THENCE along said highway a distance of Fifty (50) feet to the land now or late of Rea Croop; THENCE South along the land now or late of said Rea Croop and Willa S. Croop a distance of One Hundred and Ninety-five (195) feet to land now or late of Elsie Hagenbuch; THENCE East along land now or late of said Elsie Hagenbuch to a stake at the land now or late of said Anna Stapinski; THENCE North along land now or late of said Anna Stapinski a distance of One Hundred and Ninety-five (195) feet to the place of beginning.

Tract No.2:

BEGINNING at Northeast corner now or late of Elsie Hagenbuch and Harry B. Hagenbuch; THENCE along land now or late of said Hagenbuch South a distance of 543 feet to land now or late of D.L. & W. R.R.; THENCE East along land now or late of D.L. & W. R.R. a distance of 178 feet to land now or late of Raymond Hooper; THENCE North along land now or late of said Raymond Hopper and Anna Stapinski a distance of 692 feet to land now or late of said Rea and Willa Croop, West along the land now or late of Rea and Willa Croop a distance of 110 feet to the place of BEGINNING.

BEING THE SAME PREMISES conveyed to Michael A. Romania and Joseph A. Romania, by Deed of Joseph A. Romania, Widower, dated December 10, 2001 and recorded December 12, 2001 to Instrument Number 200112701.

EXCEPTING AND RESERVING, however, that parcel of land conveyed to James C. DeFinnis and Lorraine H. DeFinnis, his wife, by Deed of Joseph A. Romania, dated October 23, 1995 and recorded November 2, 1995, in Book 610 at Page 285. PREMISES IMPROVED with a single family dwelling and a two bay garage, more commonly known as 2314 West Front Street, Briar Creek Borough, Berwick, Pennsylvania 18603.

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
Robert A. Bull
106 Market Street
Berwick, PA 18603

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

SHERIFF'S SALE

WEDNESDAY JULY 13, 2005 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 55 OF 2005 ED AND CIVIL WRIT NO. 1278 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:

Tract No. 1:

BEGINNING at a stake at the northwest corner of land of Anna Stapinski and Penna. Highway Route # 11; THENCE along said highway a distance of Fifty (50) feet to the land now or late of Rea Croop; THENCE South along the land now or late of said Rea Croop and Willa S. Croop a distance of One Hundred and Ninety-five (195) feet to land now or late of Elsie Hagenbuch; THENCE East along land now or late of said Elsie Hagenbuch to a stake at the land now or late of said Anna Stapinski; THENCE North along land now or late of said Anna Stapinski a distance of One Hundred and Ninety-five (195) feet to the place of beginning.

Tract No. 2:

BEGINNING at Northeast corner now or late of Elsie Hagenbuch and Harry B. Hagenbuch; THENCE along land now or late of said Hagenbuch South a distance of 543 feet to land now or late of D.L. & W. R.R.; THENCE East along land now or late of D.L. & W. R.R. a distance of 178 feet to land now or late of Raymond Hooper; THENCE North along land now or late of said Raymond Hopper and Anna Stapinski a distance of 692 feet to land now or late of said Rea and Willa Croop, West along the land now or late of Rea and Willa Croop a distance of 110 feet to the place of BEGINNING.

BEING THE SAME PREMISES conveyed to Michael A. Romania and Joseph A. Romania, by Deed of Joseph A. Romania, Widower, dated December 10, 2001 and recorded December 12, 2001 to Instrument Number 200112701.

EXCEPTING AND RESERVING, however, that parcel of land conveyed to James C. DeFinnis and Lorraine H. DeFinnis, his wife, by Deed of Joseph A. Romania, dated October 23, 1995 and recorded November 2, 1995, in Book 610 at Page 285. PREMISES IMPROVED with a single family dwelling and a two bay garage, more commonly known as 2314 West Front Street, Briar Creek Borough, Berwick, Pennsylvania 18603.

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
Robert A. Bull
106 Market Street
Berwick, PA 18603

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

THE FIRST NATIONAL BANK OF
BERWICK,

PLAINTIFF

VS.

MICHAEL A. ROMANIA AND
JOSEPH A. ROMANIA,

DEFENDANTS

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
:

: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION
:

: 1278 CV 2004

Writ 2005 ED 55

WRIT OF EXECUTION

TO: THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against the above-named
Defendants, Michael A. Romania and Joseph A. Romania:

(1) You are directed to levy upon the property of the Defendants and to
sell their interest therein which property is located at 2314 West Front Street, Briar
Creek Borough, Columbia County, Pennsylvania, and which is particularly
described in Instrument Number 200112701.

1. Principal	\$65,922.95
2. Interest	\$ 2,594.96
3. Attorney's Commission	\$ 9,888.44

Real Debt \$ 78,406.35 and costs

DATED: 5/5, 2005

Tamara B. Kline
PROTHONOTARY

Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2008

THE FIRST NATIONAL BANK OF BERWICK,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26 TH JUDICIAL DISTRICT
PLAINTIFF	:	COLUMBIA COUNTY BRANCH, PA
	:	
VS.	:	CIVIL ACTION - LAW
	:	MORTGAGE FORECLOSURE ACTION
MICHAEL A. ROMANIA AND	:	<i>Writ 2005ED55</i>
JOSEPH A. ROMANIA,	:	
DEFENDANTS	:	1278 CV 2004

WRIT OF EXECUTION NOTICE

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

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

If the judgement was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage.

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

In addition, you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition

THE FIRST NATIONAL BANK OF
BERWICK,

PLAINTIFF

VS.

MICHAEL A. ROMANIA AND
JOSEPH A. ROMANIA,

DEFENDANTS

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
:

: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION
:

: *Writ 2005 ED 55*
:

: 1278 CV 2004

WRIT OF EXECUTION NOTICE

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

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

If the judgement was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage.

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

In addition, you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition

with the Court after the sale and before the Sheriff has delivered his deed to the property.

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

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760

LAW OFFICES OF BULL, BULL & KNECHT, LLP

Dated: April 18, 2005



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(717) 759-1231
I.D. # 25892

THE FIRST NATIONAL BANK OF BERWICK,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26 TH JUDICIAL DISTRICT
PLAINTIFF	:	COLUMBIA COUNTY BRANCH, PA
	:	
VS.	:	CIVIL ACTION - LAW
	:	MORTGAGE FORECLOSURE ACTION
MICHAEL A. ROMANIA AND	:	<i>Writ 2005ED 55</i>
JOSEPH A. ROMANIA,	:	
DEFENDANTS	:	1278 CV 2004

WRIT OF EXECUTION NOTICE

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

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

If the judgement was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage.

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

In addition, you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition

with the Court after the sale and before the Sheriff has delivered his deed to the property.

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

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760

LAW OFFICES OF BULL, BULL & KNECHT, LLP

Dated: April 18, 2005



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(717) 759-1231
I.D. # 25892

THE FIRST NATIONAL BANK OF	:	IN THE COURT OF COMMON PLEAS
BERWICK,	:	OF THE 26 TH JUDICIAL DISTRICT
	:	COLUMBIA COUNTY BRANCH, PA
PLAINTIFF	:	
	:	
VS.	:	CIVIL ACTION - LAW
	:	MORTGAGE FORECLOSURE ACTION
MICHAEL A. ROMANIA AND	:	
JOSEPH A. ROMANIA,	:	<i>Writ 2005 ED 55</i>
DEFENDANTS	:	1278 CV 2004

WRIT OF EXECUTION NOTICE

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

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

If the judgement was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage.

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

In addition, you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition

with the Court after the sale and before the Sheriff has delivered his deed to the property.

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

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760

LAW OFFICES OF BULL, BULL & KNECHT, LLP

Dated: April 18, 2005



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(717) 759-1231
I.D. # 25892

THE FIRST NATIONAL BANK OF BERWICK,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26 TH JUDICIAL DISTRICT
PLAINTIFF	:	COLUMBIA COUNTY BRANCH, PA
	:	
VS.	:	CIVIL ACTION - LAW
	:	MORTGAGE FORECLOSURE ACTION
MICHAEL A. ROMANIA AND	:	
JOSEPH A. ROMANIA,	:	
DEFENDANTS	:	1278 CV 2004

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. FD 55 of 2005, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____ at _____ o'clock __.m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL THOSE CERTAIN pieces, parcels or tracts of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Tract No. 1:

BEGINNING at a stake at the northwest corner of land of Anna Stapinski and Penna. Highway Route #11; THENCE along said highway a distance of Fifty (50) feet to the land now or late of Rea Croop; THENCE South along the land now or late of said Rea Croop and Willa S. Croop a distance of One Hundred and Ninety-five (195) feet to land now or late of Elsie Hagenbuch; THENCE East along land now or late of said Elsie Hagenbuch to a stake at the land now or late of said Anna Stapinski; THENCE North along land now or late of said Anna Stapinski a distance of One Hundred and Ninety-five (195) feet to the place of beginning.

Tract No. 2:

BEGINNING at Northeast corner now or late of Elsie Hagenbuch and Harry B. Hagenbuch; THENCE along land now or late of said Hagenbuch South a distance of 543 feet to land now or late of D.L. & W. R.R.; THENCE East

21067
DB/ m. de. 7512.00

THE FIRST NATIONAL BANK OF BERWICK,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26 TH JUDICIAL DISTRICT
PLAINTIFF	:	COLUMBIA COUNTY BRANCH, PA
	:	
VS.	:	CIVIL ACTION - LAW
	:	MORTGAGE FORECLOSURE ACTION
MICHAEL A. ROMANIA AND	:	
JOSEPH A. ROMANIA,	:	
DEFENDANTS	:	1278 CV 2004

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. ED 55 of 2005, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____ at _____ o'clock __.m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL THOSE CERTAIN pieces, parcels or tracts of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Tract No. 1:

BEGINNING at a stake at the northwest corner of land of Anna Stapinski and Penna. Highway Route #11; THENCE along said highway a distance of Fifty (50) feet to the land now or late of Rea Croop; THENCE South along the land now or late of said Rea Croop and Willa S. Croop a distance of One Hundred and Ninety-five (195) feet to land now or late of Elsie Hagenbuch; THENCE East along land now or late of said Elsie Hagenbuch to a stake at the land now or late of said Anna Stapinski; THENCE North along land now or late of said Anna Stapinski a distance of One Hundred and Ninety-five (195) feet to the place of beginning.

Tract No. 2:

BEGINNING at Northeast corner now or late of Elsie Hagenbuch and Harry B. Hagenbuch; THENCE along land now or late of said Hagenbuch South a distance of 543 feet to land now or late of D.L.& W. R.R.; THENCE East

along land now or late of D.L.&W. R.R. a distance of 178 feet to land now or late of Raymond Hooper; THENCE North along land now or late of said Raymond Hopper and Anna Stapinski a distance of 692 feet to land now or late of said Rea and Willa Croop, West along the land now or late of Rea and Willa Croop a distance of 110 feet to the place of BEGINNING.

BEING THE SAME PREMISES conveyed to Michael A. Romania and Joseph A. Romania, by Deed of Joseph A. Romania, Widower, dated December 10, 2001 and recorded December 12, 2001 to Instrument Number 200112701.

EXCEPTING AND RESERVING, however, that parcel of land conveyed to James C. DeFinnis and Lorraine H. DeFinnis, his wife, by Deed of Joseph A. Romania, dated October 23, 1995 and recorded November 2, 1995, in Book 610 at Page 285.

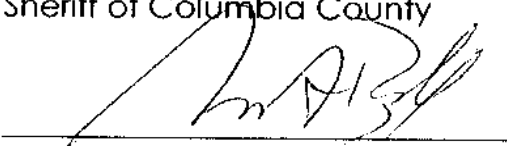
PREMISES IMPROVED with a single family dwelling and a two bay garage, more commonly known as 2314 West Front Street, Briar Creek Borough, Berwick, Pennsylvania 18603.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of The First National Bank of Berwick against Defendants, Michael A. Romania and Joseph A. Romania, and will be sold by:

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County

Dated: Apr. 14, 2005


ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

THE FIRST NATIONAL BANK OF BERWICK,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26 TH JUDICIAL DISTRICT
PLAINTIFF	:	COLUMBIA COUNTY BRANCH, PA
	:	
VS.	:	CIVIL ACTION - LAW
	:	MORTGAGE FORECLOSURE ACTION
MICHAEL A. ROMANIA AND	:	
JOSEPH A. ROMANIA,	:	
DEFENDANTS	:	1278 CV 2004

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. ED 65 of 2005, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____ at _____ o'clock __.m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL THOSE CERTAIN pieces, parcels or tracts of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Tract No. 1:

BEGINNING at a stake at the northwest corner of land of Anna Stapinski and Penna. Highway Route #11; THENCE along said highway a distance of Fifty (50) feet to the land now or late of Rea Croop; THENCE South along the land now or late of said Rea Croop and Willa S. Croop a distance of One Hundred and Ninety-five (195) feet to land now or late of Elsie Hagenbuch; THENCE East along land now or late of said Elsie Hagenbuch to a stake at the land now or late of said Anna Stapinski; THENCE North along land now or late of said Anna Stapinski a distance of One Hundred and Ninety-five (195) feet to the place of beginning.

Tract No. 2:

BEGINNING at Northeast corner now or late of Elsie Hagenbuch and Harry B. Hagenbuch; THENCE along land now or late of said Hagenbuch South a distance of 543 feet to land now or late of D.L. & W. R.R.; THENCE East

along land now or late of D.L.&W. R.R. a distance of 178 feet to land now or late of Raymond Hooper; THENCE North along land now or late of said Raymond Hopper and Anna Stapinski a distance of 692 feet to land now or late of said Rea and Willa Croop, West along the land now or late of Rea and Willa Croop a distance of 110 feet to the place of BEGINNING.

BEING THE SAME PREMISES conveyed to Michael A. Romania and Joseph A. Romania, by Deed of Joseph A. Romania, Widower, dated December 10, 2001 and recorded December 12, 2001 to Instrument Number 200112701.

EXCEPTING AND RESERVING, however, that parcel of land conveyed to James C. DeFinnis and Lorraine H. DeFinnis, his wife, by Deed of Joseph A. Romania, dated October 23, 1995 and recorded November 2, 1995, in Book 610 at Page 285.

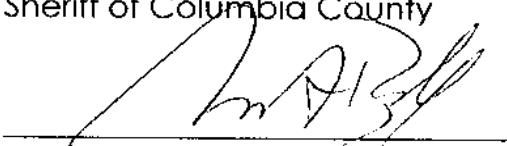
PREMISES IMPROVED with a single family dwelling and a two bay garage, more commonly known as 2314 West Front Street, Briar Creek Borough, Berwick, Pennsylvania 18603.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of The First National Bank of Berwick against Defendants, Michael A. Romania and Joseph A. Romania, and will be sold by:

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County

Dated: Apr 14, 2005


ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

THE FIRST NATIONAL BANK OF BERWICK,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26 TH JUDICIAL DISTRICT
PLAINTIFF	:	COLUMBIA COUNTY BRANCH, PA
	:	
VS.	:	CIVIL ACTION - LAW
	:	MORTGAGE FORECLOSURE ACTION
MICHAEL A. ROMANIA AND	:	
JOSEPH A. ROMANIA,	:	
DEFENDANTS	:	1278 CV 2004

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. ED 55 of 2005, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____ at _____ o'clock __.m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL THOSE CERTAIN pieces, parcels or tracts of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Tract No. 1:

BEGINNING at a stake at the northwest corner of land of Anna Stapinski and Penna. Highway Route #11; THENCE along said highway a distance of Fifty (50) feet to the land now or late of Rea Croop; THENCE South along the land now or late of said Rea Croop and Willa S. Croop a distance of One Hundred and Ninety-five (195) feet to land now or late of Elsie Hagenbuch; THENCE East along land now or late of said Elsie Hagenbuch to a stake at the land now or late of said Anna Stapinski; THENCE North along land now or late of said Anna Stapinski a distance of One Hundred and Ninety-five (195) feet to the place of beginning.

Tract No. 2:

BEGINNING at Northeast corner now or late of Elsie Hagenbuch and Harry B. Hagenbuch; THENCE along land now or late of said Hagenbuch South a distance of 543 feet to land now or late of D.L. & W. R.R.; THENCE East

along land now or late of D.L.&W. R.R. a distance of 178 feet to land now or late of Raymond Hooper; THENCE North along land now or late of said Raymond Hopper and Anna Stapinski a distance of 692 feet to land now or late of said Rea and Willa Croop, West along the land now or late of Rea and Willa Croop a distance of 110 feet to the place of BEGINNING.

BEING THE SAME PREMISES conveyed to Michael A. Romania and Joseph A. Romania, by Deed of Joseph A. Romania, Widower, dated December 10, 2001 and recorded December 12, 2001 to Instrument Number 200112701.

EXCEPTING AND RESERVING, however, that parcel of land conveyed to James C. DeFinnis and Lorraine H. DeFinnis, his wife, by Deed of Joseph A. Romania, dated October 23, 1995 and recorded November 2, 1995, in Book 610 at Page 285.

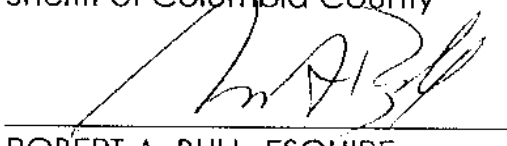
PREMISES IMPROVED with a single family dwelling and a two bay garage, more commonly known as 2314 West Front Street, Briar Creek Borough, Berwick, Pennsylvania 18603.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of The First National Bank of Berwick against Defendants, Michael A. Romania and Joseph A. Romania, and will be sold by:

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County

Dated: April 14, 2005


ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

THE FIRST NATIONAL BANK OF
BERWICK,

PLAINTIFF

VS.

MICHAEL A. ROMANIA AND
JOSEPH A. ROMANIA,

DEFENDANTS

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA

:
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION

:
:
: 1278 CV 2004

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA

:

: SS

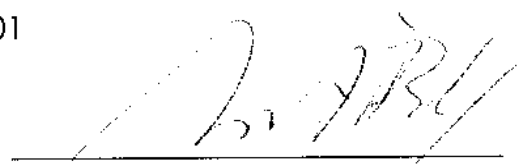
COUNTY OF COLUMBIA

:

ROBERT A. BULL, ESQUIRE, being duly sworn according to law, does depose and say that he is the Attorney for the Plaintiff and that he makes this Affidavit on the Plaintiff's behalf and that he is authorized to do so on behalf of the Plaintiff; and that to the best of his knowledge, information and belief, the name and last known address of the Defendants in the above captioned judgment is:

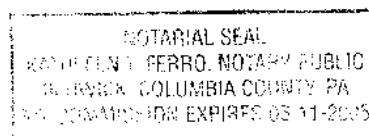
MICHAEL A. ROMANIA
1334 SR 118
BENTON, PA 17814

JOSEPH A. ROMANIA
131 MAIN STREET, APT. 301
CATAWISSA, PA 17820


Robert A. Bull, Esquire

Sworn to and subscribed to before me
this 18 day of April, 2005


Notary Public



IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH, PA
:
:
CIVIL ACTION - LAW
:
MORTGAGE FORECLOSURE ACTION

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. FD 95 of 2005, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____ at _____ o'clock _____m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL THOSE CERTAIN pieces, parcels or tracts of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Tract No. 1:

BEGINNING at a stake at the northwest corner of land of Anna Stapinski and Penna. Highway Route # 11; THENCE along said highway a distance of Fifty (50) feet to the land now or late of Rea Croop; THENCE South along the land now or late of said Rea Croop and Willa S. Croop a distance of One Hundred and Ninety-five (195) feet to land now or late of Elsie Hagenbuch; THENCE East along land now or late of said Elsie Hagenbuch to a stake at the land now or late of said Anna Stapinski; THENCE North along land now or late of said Anna Stapinski a distance of One Hundred and Ninety-five (195) feet to the place of beginning.

Tract No. 2:

BEGINNING at Northeast corner now or late of Elsie Hagenbuch and Harry B. Hagenbuch; THENCE along land now or late of said Hagenbuch South a distance of 543 feet to land now or late of D.L. & W. R.R.; THENCE East

along land now or late of D.L.&W. R.R. a distance of 178 feet to land now or late of Raymond Hooper; THENCE North along land now or late of said Raymond Hopper and Anna Stapski a distance of 692 feet to land now or late of said Rea and Willa Croop, West along the land now or late of Rea and Willa Croop a distance of 110 feet to the place of BEGINNING.

BEING THE SAME PREMISES conveyed to Michael A. Romania and Joseph A. Romania, by Deed of Joseph A. Romania, Widower, dated December 10, 2001 and recorded December 12, 2001 to Instrument Number 200112701.

EXCEPTING AND RESERVING, however, that parcel of land conveyed to James C. Definis and Lorraine H. Definis, his wife, by Deed of Joseph A. Romania, dated October 23, 1995 and recorded November 2, 1995, in Book 610 at Page 285.

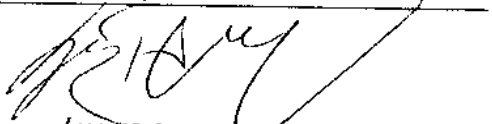
PREMISES IMPROVED with a single family dwelling and a two bay garage, more commonly known as 2314 West Front Street, Briar Creek Borough, Berwick, Pennsylvania 18603.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of The First National Bank of Berwick against Defendants, Michael A. Romania and Joseph A. Romania, and will be sold by:

Dated: April 14, 2005

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County


ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

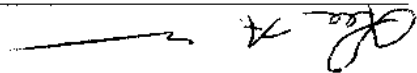
Lee Hess, being duly sworn according to law, does depose and say that he did, upon request of The First National Bank of Berwick, Pennsylvania, investigate the status of Defendants, Michael Romania and Joseph Romania, the above-captioned Defendants with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally and has been informed and your affiant avers they are not now, nor were they within a period of three months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Civil Relief Act of 1940; and that the last known address of said Defendant, Michael Romania is: 1334 SR

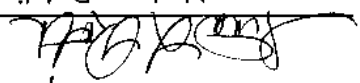
COMMONWEALTH OF PENNSYLVANIA :
: SS
: COUNTY OF COLUMBIA

AFFIDAVIT OF NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS
OF DEFENDANT AND PLAINTIFF

THE FIRST NATIONAL BANK OF	PLAINTIFF	IN THE COURT OF COMMON PLEAS
BERWICK,	OF THE 26 TH JUDICIAL DISTRICT	
	COLUMBIA COUNTY BRANCH, PA	
VS.	CIVIL ACTION - LAW	
	MORTGAGE FORECLOSURE ACTION	
MICHAEL A. ROMANIA AND		
JOSEPH A. ROMANIA,		
DEFENDANTS		1278 CV 2004

118, Benton, Pennsylvania 17814; and Defendant, Joseph Romania is: 131 Main Street, Apt. 301, Catawissa, Pennsylvania 17820; and the address of the above Plaintiff is 111 West Front Street, Berwick, PA 18603.


Lee Hess,
Collection Manager

Sworn to and subscribed to before me
this 20 day of April, 2005


Notary Public

My Commission Expires:

Notarial Seal
Tina L. Roth, Notary Public
Berwick Boro, Columbia County
My Commission Expires May 5, 2007
Member, Pennsylvania Association of Notaries

NOTARIAL SEAL
KATHLEEN T. FERRO, NOTARY PUBLIC
BERWICK, COLUMBIA COUNTY, PA
MY COMMISSION EXPIRES 03-11-2005

Sworn to and subscribed to before
this 15 day of April
2005
Kathleen T. Ferro
Notary Public

ROBERT A. BULL, ESQUIRE

Robert A. Bull

I, ROBERT A. BULL, ESQUIRE, being duly sworn according to law, depose
and say that I am the Attorney for the Plaintiff, that I make this waiver on behalf
of the within Plaintiff, The First National Bank of Berwick, and being authorized so
to do, waive the right to the placing of a Watchman and/or insurance on the
property located at 2314 West Front Street, Berwick, Pennsylvania, Columbia
County, Pennsylvania, in the above mortgage foreclosure action.

WATCHMAN RELEASE FORM

THE FIRST NATIONAL BANK OF	PLAINTIFF	:	IN THE COURT OF COMMON PLEAS
BERWICK,	:	:	OF THE 26 TH JUDICIAL DISTRICT
:	:	:	COLUMBIA COUNTY BRANCH, PA
VS.	:	:	CIVIL ACTION - LAW
MICHAEL A. ROMANIA AND	:	:	MORTGAGE FORECLOSURE ACTION
JOSEPH A. ROMANIA,	:	:	:
DEFENDANTS	:	:	1278 CV 2004

THE FIRST NATIONAL BANK OF BERWICK,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26 TH JUDICIAL DISTRICT
PLAINTIFF	:	COLUMBIA COUNTY BRANCH, PA
	:	
VS.	:	CIVIL ACTION - LAW
	:	MORTGAGE FORECLOSURE ACTION
MICHAEL A. ROMANIA AND	:	
JOSEPH A. ROMANIA,	:	
DEFENDANTS	:	1278 CV 2004

AFFIDAVIT PURSUANT TO RULE 3129.1

THE FIRST NATIONAL BANK OF BERWICK, PENNSYLVANIA, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 2314 West Front Street, Berwick, Briar Creek Borough, Columbia County, Pennsylvania, the same being more particularly described in Exhibit "A", attached.

1. Name and address of Owner or Reputed Owner:

<u>Name</u>	<u>Address</u>
Michael A. Romania	1334 SR 118 Benton, PA 17814
Joseph A. Romania	131 Main Street, Apt. 301 Catawissa, PA 17820

2. Name and address of Defendants in Judgment:

<u>Name</u>	<u>Address</u>
Michael A. Romania	1334 SR 118 Benton, PA 17814
Joseph A. Romania	131 Main Street, Apt. 301 Catawissa, PA 17820

THE FIRST NATIONAL BANK OF BERWICK,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26 TH JUDICIAL DISTRICT
PLAINTIFF	:	COLUMBIA COUNTY BRANCH, PA
	:	
VS.	:	CIVIL ACTION - LAW
	:	MORTGAGE FORECLOSURE ACTION
MICHAEL A. ROMANIA AND	:	
JOSEPH A. ROMANIA,	:	
DEFENDANTS	:	1278 CV 2004

AFFIDAVIT PURSUANT TO RULE 3129.1

THE FIRST NATIONAL BANK OF BERWICK, PENNSYLVANIA, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 2314 West Front Street, Berwick, Briar Creek Borough, Columbia County, Pennsylvania, the same being more particularly described in Exhibit "A", attached.

1. Name and address of Owner or Reputed Owner:

<u>Name</u>	<u>Address</u>
Michael A. Romania	1334 SR 118 Benton, PA 17814
Joseph A. Romania	131 Main Street, Apt. 301 Catawissa, PA 17820

2. Name and address of Defendants in Judgment:

<u>Name</u>	<u>Address</u>
Michael A. Romania	1334 SR 118 Benton, PA 17814
Joseph A. Romania	131 Main Street, Apt. 301 Catawissa, PA 17820

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

<u>Name</u>	<u>Address</u>
The First National Bank of Berwick	111 West Front Street Berwick, PA 18603
BAJSA (JU 2004-ML-234) (Anthony J. McDonald, Esquire)	208 East Second Street Berwick, PA 18603
Clerk of Courts (JU-127-2005)	P.O. Box 380 Bloomsburg, PA 17815
Regency Finance Co. (JU 966-2004)	1301 Columbia Blvd. Bloomsburg, PA 17815

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

<u>Name</u>	<u>Address</u>
The First National Bank of Berwick (586-421) (200300544)	111 West Front Street Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
N/A	

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</u>
Kay L. Romania	377 Kachinka Hollow Road Berwick, PA 18603

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:

<u>Name</u>	<u>Address</u>
Columbia County Tax Claim Bureau	P.O. Box 380 Bloomsburg, PA 17815
Berwick Borough Tax Collector Attn: Connie Ginger	1615 Lincoln Ave. Berwick, PA 18603
Berwick Area Joint Sewer Auth. Attn: Anthony J. McDonald, Esquire	208 East Second Street Berwick, PA 18603
PA American Water Co.	852 Wesley Drive Mechanicsburg, PA 17055

Our records indicated that you may hold a mortgage, judgment, lien, leasehold or other interest in the property subject to the Sheriff Sale which may be extinguished by the sale. You may wish to attend the sale to protect your interest. The Sheriff Sale is to satisfy the judgment in mortgage foreclosure obtained by The First National Bank of Berwick, PA on April 14, 2005 in the amount of \$78,406.35 plus per diem at the rate of \$11.97 from April 14, 2004.

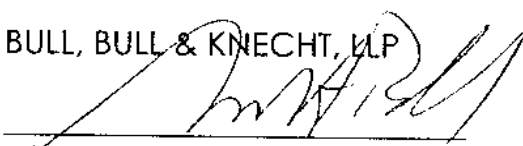
A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff but no later than thirty (30) days after the Sale. Distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

YOUR LIEN OR INTEREST IN THIS PROPERTY MAY BE LOST OR OTHERWISE AFFECTED ADVERSELY BY THIS SHERIFF SALE. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY HOW YOUR RIGHTS MAY BE AFFECTED.

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. §4904 relating to unsworn falsification to authorities.

Dated: 4/18, 2005

BULL, BULL & KNECHT, LLP


Robert A. Bull
Attorney for Plaintiff

ROMANIA - EXHIBIT "A"

ALL THOSE CERTAIN pieces, parcels or tracts of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Tract No. 1:

BEGINNING at a stake at the northwest corner of land of Anna Stapinski and Penna. Highway Route #11; THENCE along said highway a distance of Fifty (50) feet to the land now or late of Rea Croop; THENCE South along the land now or late of said Rea Croop and Willa S. Croop a distance of One Hundred and Ninety-five (195) feet to land now or late of Elsie Hagenbuch; THENCE East along land now or late of said Elsie Hagenbuch to a stake at the land now or late of said Anna Stapinski; THENCE North along land now or late of said Anna Stapinski a distance of One Hundred and Ninety-five (195) feet to the place of beginning.

Tract No. 2:

BEGINNING at Northeast corner now or late of Elsie Hagenbuch and Harry B. Hagenbuch; THENCE along land now or late of said Hagenbuch South a distance of 543 feet to land now or late of D.L. & W. R.R.; THENCE East along land now or late of D.L. & W. R.R. a distance of 178 feet to land now or late of Raymond Hooper; THENCE North along land now or late of said Raymond Hopper and Anna Stapinski a distance of 692 feet to land now or late of said Rea and Willa Croop, West along the land now or late of Rea and Willa Croop a distance of 110 feet to the place of BEGINNING.

BEING THE SAME PREMISES conveyed to Michael A. Romania and Joseph A. Romania, by Deed of Joseph A. Romania, Widower, dated December 10, 2001 and recorded December 12, 2001 to Instrument Number 200112701.

THE FIRST NATIONAL BANK OF BERWICK
POST OFFICE BOX 289
BERWICK, PENNSYLVANIA 18603

60-712/313

36754

PAY
TO THE
ORDER
OF

ONE THOUSAND THREE HUNDRED FIFTY AND 00/100

April 21, 2005

***\$1,350.00

COLUMBIA COUNTY SHERIFF

EXPENSE CHECK

David H. Lawrence

⑈036754⑈ ⑆031307125⑆ 01 21310 1190 934