

# SHERIFF'S SALE COST SHEET

MEKS VS. Jamie Cerasoli  
 NO. 7-05 ED NO. 1286-04 JD DATE/TIME OF SALE 4-6-05 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>165.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>271.50</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>5.50</u>
NOTARY	\$ <u>8.00</u>
TOTAL ***** \$ <u>394.50</u>	

WEB POSTING	<u>2271</u>	\$150.00
PRESS ENTERPRISE INC.		\$ <u>1372.46</u>
SOLICITOR'S SERVICES	<u>72</u>	\$75.00
TOTAL *****		\$ <u>1597.46</u>

PROTHONOTARY (NOTARY)	<u>73</u>	\$10.00
RECORDER OF DEEDS	<u>74</u>	\$ <u>45.50</u>
TOTAL *****		\$ <u>55.50</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	<u>75</u>	\$ <u>269.00</u>
SCHOOL DIST.	<u>20</u>	\$
DELINQUENT	<u>20 76</u>	\$ <u>5.00</u>
TOTAL *****		\$ <u>274.00</u>

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

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

TOTAL COSTS (OPENING BID) \$ 2441.46

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

MERS VS Jamie Cerasoli

NO. 205 ED NO. 1286-04 JD

DATE/TIME OF SALE: 4-6-05 0900

BID PRICE (INCLUDES COST) \$ 2441.46

POUNDAGE - 2% OF BID \$ 48.83

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2490.29

PURCHASER(S): John S. Slick

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

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

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

TOTAL DUE: \$ 2490.29

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 1140.29

The logo consists of the letters 'SK' in a white, serif font, centered within a solid black square.

## SHAPIRO & KREISMAN, LLC

ATTORNEYS AT LAW

2520 Renaissance Blvd, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO  
Admitted in Illinois and Florida Only  
DAVID S. KREISMAN  
Admitted in Illinois only

DANIELLE BOYLE-EBERSOLE+\*  
JOSEPH REJENT  
KEVIN DISKIN  
ILANA ZION  
+ Also Licensed in New Jersey  
\*Also Licensed in Michigan

April 8, 2005

Columbia County Sheriff  
Tim Chamberland  
35 West Main Street  
Bloomsburg, PA 17815

RE: Mortgage Electronic Registration Systems, Inc. vs. Jamie L. Cerasoli  
Property Address: RR 4 Box 4863, Berwick, PA 18603  
Civil Action No: 2004 CV 1286 MF  
S&K File No: 04-23036

Dear Mr. Chamberland:

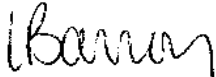
In reference to the above captioned matter, please prepare a deed to the following entity: Mortgage Electronic Registration Systems, Inc., whose address is P.O. Box 1169, Milwaukee, WI 53201.

Enclosed is our check payable to the Sheriff of Columbia County in the amount of \$1,140.29 in payment of monies owed to settle.

**Please forward the executed deed along with the enclosed package to the recorder of deeds office for recording. Please call me the day this deed goes for recording. WE WILL NEED THE RECORDING INFORMATION ON THIS AS SOON AS POSSIBLE.**


Thank you for your prompt attention to this matter.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'Laura Barron'.

Laura Barron  
Paralegal

Enclosures

REV-183 EX (6-96)   COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES DEPT. 280603 HARRISBURG, PA 17128-0603	<b>REALTY TRANSFER TAX STATEMENT OF VALUE</b>  <b>See Reverse for Instructions</b>	<b>RECORDER'S USE ONLY</b> State Tax Paid  Book Number  Page Number  Date Recorded
--	--	---

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

**A CORRESPONDENT – All inquires may be directed to the following person:**

Name: SHAPIRO & KREISMAN, LLC C/O Laura Barron		Telephone Number: Area Code (610) 278-6800	
Street Address: 2520 Renaissance Blvd., Suite 150	City: King of Prussia	State: PA	Zip Code: 19406

**B TRANSFER DATA**

Grantor(s)/Lessor(s) Columbia County Sheriff		Grantee(s)/Lessee(s) Mortgage Electronic Registration Systems, Inc.	
Street Address OFFICE OF THE SHERIFF		Street Address P.O. BOX 1169	
City Bloomsburg	State PA	City Milwaukee	State Wisconsin
Zip Code 17815		Zip Code 53201	

**C PROPERTY LOCATION**

Street Address RR 4 Box 4863		City, Township, Borough Township of Briar Creek	
County Columbia	School District Berwick area	Tax Parcel Number 07-03-013	

**D VALUATION DATA**

1. Actual Cash Consideration \$2,441.46	2. Other Consideration +0	3. Total Consideration = \$2,441.46
4. County Assessed Value \$20,706.00	5. Common Level Ratio Factor X3.05	6. Fair Market Value = \$63,153.30

**E EXEMPTION DATA**

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%
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2. Check Appropriate Box Below for Exemption Claimed

☐ Will or intestate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)

☐ Transfer to Industrial Development Agency.

☐ Transfer to a trust (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)

☐ Transfer to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution).

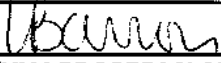
☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 730, Page Number 294.

☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)

☒ Other (Please explain exemption claimed, if other than listed above.) Property transferred through a mortgage foreclosure action by Sheriff Sale held April 6, 2005 in satisfaction of judgment entered on Docket Number: 2004 CV 1286 MF.

**Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.**

Signature of Correspondent or Responsible Party Laura Barron		Date 04/08/2005
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**FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.**

Shapiro & Kreisman, LLC  
General Business Account  
2520 RENAISSANCE BLVD  
SUITE 150  
King of Prussia, PA 19406-2647

LaSalle Bank N.A.  
Chicago IL 60603

150558  
2:50/710

Pay This Amount

\*\* One Thousand One Hundred Forty and 29/100 Dollars

Check Date

04/08/05

Check Amount

\*\*\*\*\*\$1,140.29

Check Void After 90 Days

Re: 04-23038 / 8483630385 / LB

Pay  
to the  
order of

SHERIFF OF COLUMBIA COUNTY  
P.O. BOX 380  
BLOOMSBURG, PA 17815



⑈150558⑈ ⑆0710000505⑆ 5201147419⑈

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA                      } SS

Paul R. Eyerly, President, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice March 16, 23, 30, 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.

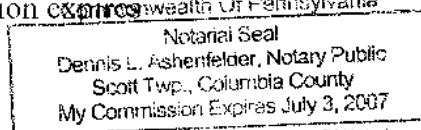
Paul R. Eyerly

Sworn and subscribed to before me this 1st day of March, 2005.

[Signature]

(Notary Public)

My commission expires March 31, 2007 State of Pennsylvania



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.

.....

# CURRENT SHERIFF SALES

([www.sheriffocolumbiacounty.com](http://www.sheriffocolumbiacounty.com))

## APRIL 6, 2005

9:00 AM JAMIE CERASOLL-103 FOUNDRYVILLE RD BERWICK-PARCEL #07-03-013 NO TAXES DUE  
9:00 AM THOMAS & LISA BENJAMIN-15 SHALE RIDGE RD STILLWATER-PARCEL #03-10-21 NO TAXES DUE  
9:00 AM THOMAS & LISA BENHAMIN-799 GREEN CREEK RD STILLWATER-PARCEL #19-11-001 NO TAXES DUE  
9:30 AM RANDY & LYNDA LONG-168 DRINKER ST. BLOOMSBURG-PARCEL #18-01A-017 NO TAXES DUE  
9:30 AM DAVID & TAMMY WYDA-72 WHISPERING PINES RD STILLWATER-PARCEL #03-12-004-07 NO TAXES DUE  
10:00 AM STEVEN & MICHELLE ROBBINS-232 IDA ST. BERWICK-PARCEL #04C-04-045 NO TAXES DUE  
10:00 AM LINDA HALYE-228 DRINKER ST. BLOOMSBURG-PARCEL #18-01A-020 NO TAXES DUE  
10:30 AM ROBERT ALTIERI-422 LASALLE ST. BERWICK-PARCEL #04C-05-177 NO TAXES DUE

## APRIL 27, 2005

9:00 AM STEVEN & JODY FITZPATRICK-703A MOUNTAIN RD SHICKSHINNY-PARCEL #15-19-00802 NO TAXES DUE  
9:00 AM FRED UTT & JANELLE WOLFE-341 WEST STERNER AVE. BLOOMSBURG-PARCEL #05W-03-127 NO TAXES DUE  
11:00 AM ANGELO & KAREN DEMARCO-335 MARY ST. BERWICK-PARCEL #04A-01-067 NO TAXES DUE

## MAY 11, 2005

9:00 AM JANET VANHOUTEN-203 MARY STREET BERWICK-PARCEL #04A-01-051 NO TAXES DUE  
10:00 AM DRUE & WENDY BILLIG-604 OLD BERWICK RD BLOOMSBURG-PARCEL #05E-12-126 NO TAXES DUE  
10:30 AM ROBERT & ALLISON COOK-215 CRANBERRY RUN ROAD BLOOMSBURG-PARCEL #01-16-00203 NO TAXES DUE

## JUNE 8, 2005

9:00 AM RALPH & CYNTHIA TITMAN-1619 LINCOLN AVE. BERWICK-PARCEL #04A-11-012 NO TAXES DUE  
9:00 AM WILLIAM WYDA, JR-1317 ORANGE ST. BERWICK-PARCEL #04D-08-212 NO TAXES DUE  
9:30 AM DARNELL ADAMS-18 WASHINGTONVILLE RD BLOOMSBURG-PARCEL #21-13-00104 NO TAXES DUE



SK

# SHAPIRO & KREISMAN, LLC

ATTORNEYS AT LAW

2520 Renaissance Blvd, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

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Admitted in Illinois only

DAVID FEIN+  
DANIELLE BOYLE-EBERSOLE+\*  
JOSEPH REJENT  
ILANA ZION  
+Also Licensed in New Jersey  
\*Also Licensed in Michigan

Columbia Couty Clerks  
35 West Main Street  
P.O. Box 380  
Bloomsburg, PA 17815

7

Re: Mortgage Electronic Registration Systems, Inc. vs.  
Jamie L. Cerasoli a/k/a Jamie Lee Cerasoli  
CCP # 2004 CV 1286 MF  
Sale Date: April 6, 2005

To whom it may concern:

Enclosed please find our Certification of Notice to Lienholders. Kindly file the same.

If you have any questions on this, please don't hesitate to call.

Sincerely,



Laura Schwanholt  
Legal Assistant

S&K # 04-23036  
Enclosures

cc: Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815



SHAPIRO & KREISMAN, LLC  
BY: JOSEPH REJENT, ESQUIRE  
ATTORNEY I.D. NO: 59621  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 04-23036

Mortgage Electronic Registration Systems, Inc.  
PLAINTIFF

VS.

Jamie L. Cerasoli a/k/a Jamie Lee Cerasoli  
DEFENDANT(S)

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2004 CV 1286 MF

**CERTIFICATION OF NOTICE TO LIENHOLDERS**  
**PURSUANT TO PA R.C.P 3129.2 (C) (2)**

I, Laura Schwanholt, Legal Assistant for Shapiro & Kreisman, LLC, attorneys for the Plaintiff, Mortgage Electronic Registration Systems, Inc., hereby certify that Notice of Sale was served on all persons appearing on Exhibit "A" attached hereto, by United States mail, first class, postage prepaid, with Certificates of Mailing on February 15, 2005, the originals of which are attached and that each of said persons appears on Plaintiff's Affidavit pursuant to Pa. R.C.P. 3129.1.

The undersigned understands that the statements herein are subject to the penalties provided by 18 P.S. Section 4904.

Respectfully submitted,

SHAPIRO & KREISMAN, LLC

BY:



Laura Schwanholt  
Legal Assistant

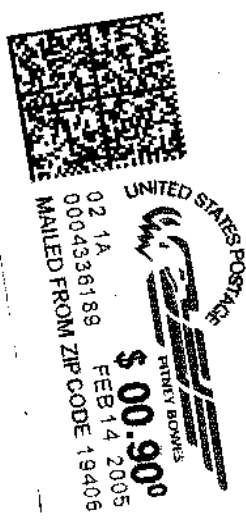
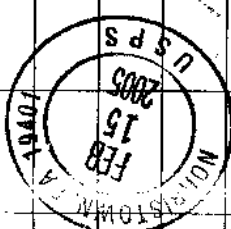
04-23036

SHAPIRO & KREISMAN, LLC  
 2530 Pennsylvania Blvd  
 SE 15D  
 King of Prussia, PA 19150

Check type of mail:  
☐ Express  
☐ Registered  
☐ Insured  
☐ COD  
☐ Return Receipt (RR) for Merchandise  
☐ Certified  
☐ Init Rec. Del.  
☐ Del. Confirmation (DC)

If Registered Mail, Affix stamp here if issued as certificate of mailing, or for additional copies of this bill.  
 Postmark and Date of Receipt

Line	Article Number	Addressee Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value (if Reg.)	Insured Value	Due Sender if COD	RR Fee	DC Fee	SC Fee	SH Fee	SD Fee	RD Fee	Remarks
1	23030	Columbia County													
2		Amesbury Veterans													
3		Division													
4		15 Perry Avenue													
5		PO Box 390													
6		Blomberg PA 17185													
7															
8		Wentworth Decant													
9		PR 4 Box 4663													
10		Bennick PA 18603													
11															
12		Bennick Ave. 1011													
13		Sever Authority													
14		1474 Columbia Blvd													
15		Bennick PA 18603-4759													
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)											
3		3		h m											



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the loss or destruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece and to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual R900, S913, and S921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.

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) 784-6100

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, COMMONWEALTH  
OF PENNSYLVANIA.

MORTGAGE ELECTRONIC REGISTRATHION  
SYSTEMS, INC.

VS.

JAMIE CERASOLI

WRIT OF EXECUTION #15 OF 2005 ED

POSTING OF PROPERTY

February 28, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF JAMIE CERASOLI AT 103 FOUNDRYVILLE RD BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.


SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME:

THIS 28<sup>TH</sup> DAY OF FEBRUARY 2005

  
NOTARIAL SEAL  
WENDY WESTOVER, NOTARY PUBLIC  
BLOOMSBURG, COLUMBIA CO., PA  
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) 784-6300

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. Docket # 7ED2005

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

JAMIE L. CERASOLI A/K/A JAMIE LEE  
CERASOLI

AFFIDAVIT OF SERVICE

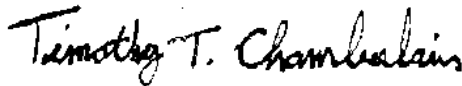
NOW, THIS FRIDAY, JANUARY 28, 2005, AT 3:05 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON JAMIE CERASOLI AT 1454 SR 93,  
BERWICK BY HANDING TO SHARON CERASOLI Mother. A TRUE AND ATTESTED COPY OF  
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS.

SWORN AND SUBSCRIBED BEFORE ME  
THIS FRIDAY, JANUARY 28, 2005

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF



February 1, 2005

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

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**

**VS**

**JAMIE L. CERASOLI A/K/A JAMIE LEE CERASOLI**

**DOCKET # 7ED2005**

**JD # 1286JD2004**

Dear Timothy:

The property located at RR #4 Box 4863 Berwick, Pa 18603 is not connected to the public sewer system, and therefore there is no amount to be collected through the month of April 2005.

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

Sincerely,

Kelly Greer  
Authority Clerk

**1108 Freas Avenue • Berwick, Pennsylvania 18603**

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

STATE 1111  
752-5278

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 1/19/2005

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 7ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

DEFENDANT JAMIE L. CERASOLI A/K/A JAMIE LEE CERASOLI  
ATTORNEY FIRM SHAPIRO AND KREISMAN

**PERSON/CORP TO SERVED**

JAMIE CERASOLI

1454 SR 93

BERWICK

**PAPERS TO SERVED**

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON SHARON CERASOLI

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

DATE 01-28-05 TIME 1505 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>1-25-5</u>	<u>1510</u>	<u>ARTER</u>	<u>Card</u>

DEPUTY Phyllis DeCh DATE 01-28-05

1. Article Addressed to:
Mortgage Electronic Reg. Systems
PO Box 1169
Milwaukee, WI 53201

2. Article Number: 7004 1160 0005 9398 9709

3. Service Type: Certified Mail, Registered, Insured Mail, Restricted Delivery? (Extra Fee)

4. Restricted Delivery? (Extra Fee) Yes

5. Article Addressed to:
OFFICE OF F.A.I.R.
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

6. Article Number: 7004 1160 0005 9398 9693

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

8. Article Number: 7004 1160 0005 9398 9679

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 01/27/2005

Fee: \$5.00

Cert. NO: 453

CERASOLI JAMIE LEE  
1454 STATE ROUTE 93  
BERWICK PA 18603

District: BRIARCREEK TWP  
Deed: 0551 -0380  
Location:  
Parcel Id:07 -03 -013-00,000

Assessment: 20,706  
Balances as of 01/27/2005

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By:

Timothy T. Chamberlain,  
Sheriff

Per:

dm.



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 1/19/2005

SERVICE# 3 - OF - 12 SERVICES  
DOCKET # 7ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT JAMIE L. CERASOLI A/K/A JAMIE LEE CERASOLI  
ATTORNEY FIRM SHAPIRO AND KREISMAN

PERSON/CORP TO SERVED
TENANT(S)
103 FOUNDRYVILLE ROAD
BERWICK

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON House Empty

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

DATE 1-25-5 TIME 1430 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA X 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) \_\_\_\_\_

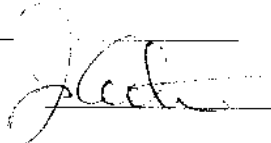
ATTEMPTS  
DATE

TIME

OFFICER

REMARKS


DEPUTY



DATE 1-25-5

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 1/19/2005

SERVICE# 4 - OF - 12 SERVICES  
DOCKET # 7ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

DEFENDANT JAMIE L. CERASOLI A/K/A JAMIE LEE CERASOLI  
ATTORNEY FIRM SHAPIRO AND KREISMAN

**PERSON/CORP TO SERVED**

JOAN ROTHERY-TAX COLLECTOR  
122 TWIN CHURCH ROAD  
BERWICK

**PAPERS TO SERVED**

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON DROPPED IN MAIL 5/6/07

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

DATE 1-25-5 TIME 1440 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

**ATTEMPTS**

DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DEPUTY

J. C. [Signature]

DATE 1-25-5

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 1/19/2005

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 7ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT JAMIE L. CERASOLI A/K/A JAMIE LEE CERASOLI  
ATTORNEY FIRM SHAPIRO AND KREISMAN

**PERSON/CORP TO SERVED**

BERWICK SEWER

1108 FREAS AVE.

BERWICK

**PAPERS TO SERVED**

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Kelly Greek

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

DATE 1-25-5 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. Carter

DATE 1-25-5

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/19/2005

SERVICE# 6 - OF - 12 SERVICES  
DOCKET # 7ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

DEFENDANT JAMIE L. CERASOLI A/K/A JAMIE LEE CERASOLI  
ATTORNEY FIRM SHAPIRO AND KREISMAN

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

SERVED UPON Cessie LEVAN

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

DATE 1-25-05 TIME 1540 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 1-25-05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 1/19/2005

SERVICE# 9 - OF - 12 SERVICES  
DOCKET # 7ED2005

PLAINTIFF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

DEFENDANT JAMIE L. CERASOLI A/K/A JAMIE LEE CERASOLI  
ATTORNEY FIRM SHAPIRO AND KREISMAN

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

DEBRA ~~SHAPIRO~~ 1/11/05

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

DATE 1-26-05 TIME 0800 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

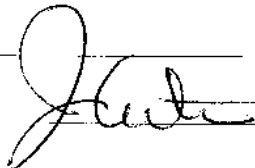
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 1-26-05

# REAL ESTATE OUTLINE

ED # 7-05

DATE RECEIVED 1-19-05  
DOCKET AND INDEX 1-25-05  
SET FILE FOLDER UP 1-25-05

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# 145737

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

SALE DATE Apr 6, 2005 TIME 0900  
POSTING DATE Mar 2, 05  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Mar 16  
2<sup>ND</sup> WEEK 23  
3<sup>RD</sup> WEEK 30, 05

# SHERIFF'S SALE

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WEDNESDAY APRIL 6, 2005 AT 9:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 7 OF 2005 ED AND CIVIL WRIT NO. 1286 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 those certain pieces, parcels and tracts of land situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

(A) BEGINNING at an iron pin set on the westerly right-of-way line of Legislative Route 19040 at a point 60 feet from the physical centerline and further described as being South 80 degrees 58 minutes 53 seconds West 29.98 feet from the existing copper pipe in the sidewalk; thence along the westerly right of way line of Legislative Route 19040 and along a line parallel to and fifty feet from the physical centerline South 09 degrees 01 minutes 07 seconds East 78.11 feet to an iron pin, set for a corner on the northerly line of a 20 feet easement for access to Parcel No. 2; thence along the northerly line of a 20 foot easement for access to Parcel No. 2 and crossing over the physical centerline of East branch of Briar Creek South 79 degrees 32 minutes 00 seconds West 130.03 feet to an iron pin set for a corner; thence along Parcel No. 2 North 01 degrees 15 minutes 00 seconds West 84.44 feet to an iron pin set for a corner in the bed of the East branch of Briar Creek; thence along lands now or late of Robert E. and Joan Marla Kelchner North 80 degrees 58 minutes 53 seconds East 119.49 feet to an iron pin, the place of beginning. CONTAINING 0.230 acres of land.

(B) BEGINNING at an iron pin set for a corner at the northeast corner of land now or late of Preston Mingus; thence along Parcel No. 1 and Parcel No. 2 lands now or late of Catherine R. Klinetob, the following two courses and distances: (1) on a curve to the right having a radius of 420.00 feet an arc length of 17.54 feet to an existing iron pin; (2) North 09 degrees 01 minutes 07 seconds West 80.59 feet to an existing iron pin; thence along lands now or late of Robert E. and Joan Marla Kelchner, North 80 degrees 58 minutes 53 seconds East 29.98 feet to an existing copper pipe in the sidewalk; thence through the right of way reserved for L.R. 19040 South 09 degrees 19 minutes 11 seconds East 96.83 feet to an existing iron axle; thence through the same South 79 degrees 32 minutes 00 seconds West 30.15 feet to an existing iron pin, the place of beginning.

Description prepared by Dennis R. Peters R.S. in accordance with a survey dated October 1, 1977.

PARCEL NO. 2:

BEGINNING at an iron pin (set) on the westerly right-of-way of State Route 1025 at a common corner of Drue S. and Geraldine E. Heckman; thence along Heckman South 88 degrees 08 minutes 20 seconds West 165.81 feet to an iron pin (set) at a common corner of other lands of Drue S. and Geraldine E. Heckman; thence along Heckman North 23 degrees 10 minutes 40 seconds East 21.09 feet to and iron pin (found) at a common corner of Stewart M. Heckman; thence along Stewart M. Heckman North 88 degrees 08 minutes 20 seconds East 155.03 feet to an iron pin (found) on the westerly right of way; thence along State Route 1025 South 09 degrees 03 minutes 20 seconds East 20 feet to an iron pin (set), the place of beginning.

Containing 3,192.9 square feet of land.

The aforesaid description was taken from a survey drawing by Thomas H. Parr, P.E. S. dated June 30, 1998.

PARCEL NO. 3:

BEGINNING at the northeasterly corner of land of Webb Klinetob in Foundryville, said point being on the westerly side of Public Road running through Foundryville and leading to Berwick; thence in a westerly direction along line of lands of Webb Klinetob and D.G. Klinetob a distance of 200 feet to a corner in line of other lands of said D.G. Klinetob; thence in a northerly direction along other lands of said D.G. Klinetob as distance of 55 feet to a corner; thence in an easterly direction along other lands of said D.G. Klinetob on line parallel with the first described course herein, a distance of 173.12 feet to a corner on the westerly side of Public Road above mentioned; thence in a southerly direction along said Public Road a distance of 45 feet to a corner in

line of land of Webb Kline to be above mentioned, same being the place of beginning.

EXCEPTING AND RESERVING therefrom;

ALL that certain piece, parcel of lot of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at an iron pin (set) at the northeast corner of lands now or formerly of Larry L. and Henrietta Shultz; thence along Shultz South 85 degrees 26 minutes 25 seconds West 185.88 feet to a point in Briar Creek; thence along creek North 12 degrees 00 minutes 30 seconds East 30.43 to an iron pin (set) at a common corner of lands now or formerly of Stuart H. Heckman; thence along Heckman North 85 degrees 26 minutes 25 seconds East 102.07 feet to an iron pin (set) at the westerly right-of-way of State Route 1025; thence along the western right-of-way of State Route 1025 South 9 degrees 03 minutes 20 seconds East 10.03 feet to an iron pin (set) the place of beginning.

CONTAINING 1,839 square feet of land. The aforesaid description is taken from a survey draft by Thomas H. Parr P.L.S. dated December 4, 1998.

BEING the same premises which Stewart M. Heckman and Patricia A. Heckman, husband and wife, by Deed dated June 30, 1999 and recorded in the Columbia County Recorder of Deeds Office on June 30, 1999 in Deed Book 730 Page 289, granted and conveyed unto Jamie Lee Cerasoli.

#### **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  
Joseph Rejent  
2520 Renaissance Blvd  
King of Prussia, PA 19406

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



# SHERIFF'S SALE

WEDNESDAY APRIL 6, 2005 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 7 OF 2005 ED AND CIVIL WRIT NO. 1286 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 those certain pieces, parcels and tracts of land situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

(A) BEGINNING at an iron pin set on the westerly right-of-way line of Legislative Route 19040 at a point 60 feet from the physical centerline and further described as being South 80 degrees 58 minutes 53 seconds West 29.98 feet from the existing copper pipe in the sidewalk; thence along the westerly right of way line of Legislative Route 19040 and along a line parallel to and fifty feet from the physical centerline South 09 degrees 01 minutes 07 seconds East 78.11 feet to an iron pin, set for a corner on the northerly line of a 20 feet easement for access to Parcel No. 2; thence along the northerly line of a 20 foot easement for access to Parcel No. 2 and crossing over the physical centerline of East branch of Briar Creek South 79 degrees 32 minutes 00 seconds West 130.03 feet to an iron pin set for a corner; thence along Parcel No. 2 North 01 degrees 15 minutes 00 seconds West 84.44 feet to an iron pin set for a corner in the bed of the East branch of Briar Creek; thence along lands now or late of Robert E. and Joan Marla Kelehner North 80 degrees 58 minutes 53 seconds East 119.49 feet to an iron pin, the place of beginning. CONTAINING 0.230 acres of land.

(B) BEGINNING at an iron pin set for a corner at the northeast corner of land now or late of Preston Mingus; thence along Parcel No. 1 and Parcel No. 2 lands now or late of Catherine R. Klinetob, the following two courses and distances: (1) on a curve to the right having a radius of 420.00 feet an arc length of 17.54 feet to an existing iron pin; (2) North 09 degrees 01 minutes 07 seconds West 80.59 feet to an existing iron pin; thence along lands now or late of Robert E. and Joan Marla Kelehner, North 80 degrees 58 minutes 53 seconds East 29.98 feet to an existing copper pipe in the sidewalk; thence through the right of way reserved for L.R. 19040 South 09 degrees 19 minutes 11 seconds East 96.83 feet to an existing iron axle; thence through the same South 79 degrees 32 minutes 00 seconds West 30.15 feet to an existing iron pin, the place of beginning.

Description prepared by Dennis R. Peters R.S. in accordance with a survey dated October 1, 1977.

PARCEL NO. 2:

BEGINNING at an iron pin (set) on the westerly right-of-way of State Route 1025 at a common corner of Drue S. and Geraldine E. Heckman; thence along Heckman South 88 degrees 08 minutes 20 seconds West 165.81 feet to an iron pin (set) at a common corner of other lands of Drue S. and Geraldine E. Heckman; thence along Heckman North 23 degrees 10 minutes 40 seconds East 21.09 feet to and iron pin (found) at a common corner of Stewart M. Heckman; thence along Stewart M. Heckman North 88 degrees 08 minutes 20 seconds East 155.03 feet to an iron pin (found) on the westerly right of way; thence along State Route 1025 South 09 degrees 03 minutes 20 seconds East 20 feet to an iron pin (set), the place of beginning.

Containing 3,192.9 square feet of land

The aforesaid description was taken from a survey drawing by Thomas H. Parr, P.L.S. dated June 30, 1998.

PARCEL NO. 3:

BEGINNING at the northeasterly corner of land of Webb Klinetob in Foundryville, said point being on the westerly side of Public Road running through Foundryville and leading to Berwick; thence in a westerly direction along line of lands of Webb Klinetob and D.G. Klinetob a distance of 200 feet to a corner in line of other lands of said D.G. Klinetob; thence in a northerly direction along other lands of said D.G. Klinetob as distance of 55 feet to a corner; thence in an easterly direction along other lands of said D.G. Klinetob on line parcel with the first described course herein, a distance of 173-1.2 feet to a corner on the westerly side of Public Road above mentioned; thence in a southerly direction along said Public Road a distance of 45 feet to a corner in

line of land of Webb Klineb above mentioned, same being the place of beginning.

EXCEPTING AND RESERVING therefrom;

ALL that certain piece, parcel of lot of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at an iron pin (set) at the northeast corner of lands now or formerly of Larry L. and Henrietta Shultz; thence along Shultz South 85 degrees 26 minutes 25 seconds West 185.88 feet to a point in Briar Creek; thence along creek North 12 degrees 00 minutes 30 seconds East 30.43 to an iron pin (set) at a common corner of lands now or formerly of Stuart H. Heckman; thence along Heckman North 85 degrees 26 minutes 25 seconds East 102.07 feet to an iron pin (set) at the westerly right-of-way of State Route 1025; thence along the western right-of-way of State Route 1025 South 9 degrees 03 minutes 20 seconds East 10.03 feet to an iron pin (set) the place of beginning.

CONTAINING 1,839 square feet of land. The aforesaid description is taken from a survey draft by Thomas H. Parr P.L.S. dated December 4, 1998.

BEING the same premises which Stewart M. Heckman and Patricia A. Heckman, husband and wife, by Deed dated June 30, 1999 and recorded in the Columbia County Recorder of Deeds Office on June 30, 1999 in Deed Book 730 Page 289, granted and conveyed unto Jamie Lee Cerasoli.

#### **TERMS OF SALE**

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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  
Joseph Rejent  
2520 Renaissance Blvd  
King of Prussia, PA 19406

Sheriff of Columbia County  
Timothy T. Chamberlain  
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# SHERIFF'S SALE

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Containing 3,192.9 square feet of land

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**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  
Joseph Rejent  
2520 Renaissance Blvd  
King of Prussia, PA 19406

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

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS

Mortgage Electronic Registration Systems, Inc.  
PLAINTIFF

No: 2004 CV 1286 MF

*2005 ED 7*

VS.

Jamie L. Cerasoli a/k/a Jamie Lee Cerasoli  
DEFENDANT(S)

WRIT OF EXECUTION:

MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY:

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

RR 4 Box 4863, Berwick, PA 18603  
See attached legal

NOTE: Description of property may be included in, or attached to the Writ.

Amount Due

\$82,128.01

Interest from January 8, 2005 to

\$ \_\_\_\_\_

Costs to be added

Seal of Court

Date: 1/19/05

*Tom B. Kline*  
PROTHONOTARY

*Elizabeth A. Brennan*  
Deputy Prothonotary

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

Mortgage Electronic Registration Systems, Inc.  
PLAINTIFF

VS.

Jamie L. Cerasoli a/k/a Jamie Lee Cerasoli  
DEFENDANT(S)

SS

No: 2004 CV 1286 MF

*2005-ED-7*

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*Terri B. Kline*  
PROTHONOTARY

*Elizabeth A. Brennan*  
Deputy Prothonotary

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

Mortgage Electronic Registration Systems, Inc.  
PLAINTIFF

VS.

Jamie L. Cerasoli a/k/a Jamie Lee Cerasoli  
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1/19/05

James B. Kline

PROTHONOTARY

Elizabeth A. Brennan

Deputy Prothonotary

The logo consists of the letters 'SK' in a white, serif font, centered on a solid black square background.

## SHAPIRO & KREISMAN, LLC

ATTORNEYS AT LAW

2520 Renaissance Blvd, Suite 150, King of Prussia, Pennsylvania 19406

Tel: (610) 278-6800, Fax: (610) 278-9980

GERALD M. SHAPIRO  
Admitted in Illinois and Florida Only  
DAVID S. KREISMAN  
Admitted in Illinois only

DAVID FEIN+  
DANIELLE BOYLE-EBERSOLE+\*  
JOSEPH REIENT  
ILANA ZION  
+Also Licensed in New Jersey  
\*Also Licensed in Michigan

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

RE: Mortgage Electronic Registration Systems, Inc. vs. Jamie L. Cerasoli a/k/a Jamie Lee Cerasoli  
Docket number: 2004 CV 1286 MF  
Our file number: 04-23036

Sir/Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the sale date. Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclose:

- \_\_\_\_\_ Sale deposit in the amount of \$;
- \_\_\_\_\_ 8 copies of the property legal description for the deed and printers;
- \_\_\_\_\_ Affidavit pursuant to Rule 3129.1 ;
- \_\_\_\_\_ Act 91 Affidavit;
- \_\_\_\_\_ Notices of Sale for each Defendant;
- \_\_\_\_\_ Request for service of the notice of sale;
- \_\_\_\_\_ Request for posting, advertising, of the notice of sale.

\_\_\_\_\_ Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lienholders prior to the sale and will file a Certification.

Thank you for your cooperation in this matter.

Very truly yours,

Laura Schwanholt  
Legal Assistant



### LEGAL DESCRIPTION

ALL those certain pieces, parcels and tracts of land situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

#### PARCEL NO. 1:

(A) BEGINNING at an iron pin set on the westerly right-of-way line of Legislative Route 19040 at a point 60 feet from the physical centerline and further described as being South 80 degrees 58 minutes 53 seconds West 29.98 feet from the existing copper pipe in the sidewalk; thence along the westerly right of way line of Legislative Route 19040 and along a line parallel to and fifty feet from the physical centerline South 09 degrees 01 minutes 07 seconds East 78.11 feet to an iron pin, set for a corner on the northerly line of a 20 foot easement for access to Parcel No. 2; thence along the northerly line of a 20 foot easement for access to Parcel No. 2 and crossing over the physical centerline of East branch of Briar Creek South 79 degrees 32 minutes 00 seconds West 130.03 feet to an iron pin set for a corner; thence along Parcel No. 2 North 01 degrees 15 minutes 00 seconds West 84.44 feet to an iron pin set for a corner in the bed of the East branch of Briar Creek; thence along lands now or late of Robert E. and Joan Marla Kelchner North 80 degrees 58 minutes 53 seconds East 119.49 feet to an iron pin, the place of beginning.  
CONTAINING 0.230 acres of land.

(B) BEGINNING at an iron pin set for a corner at the northeast corner of land now or late of Preston Mingus; thence along Parcel No. 1 and Parcel No. 2 lands now or late of Catherine R. Klinetob, the following two courses and distances: (1) on a curve to the right having a radius of 420.00 feet an arc length of 17.54 feet to an existing iron pin; (2) North 09 degrees 01 minutes 07 seconds West 80.59 feet to an existing iron pin; thence along lands now or late of Robert E. and Joan Marla Kelchner, North 80 degrees 58 minutes 53 seconds East 29.98 feet to an existing copper pipe in the sidewalk; thence through the right of way reserved for L.R. 19040 South 09 degrees 19 minutes 11 seconds East 96.83 feet to an existing iron axle; thence through the same South 79 degrees 32 minutes 00 seconds West 30.15 feet to an existing iron pin, the place of beginning.

Description prepared by Dennis R. Peters R.S. in accordance with a survey dated October 1, 1977.

#### PARCEL NO. 2:

BEGINNING at an iron pin (set) on the westerly right-of-way of State Route 1025 at a common corner of Drue S. and Geraldine E. Heckman; thence along Heckman South 88 degrees 08 minutes 20 seconds West 165.81 feet to an iron pin (set) at a common corner of other lands of Drue S. and Geraldine E. Heckman; thence along Heckman North 23 degrees 10 minutes 40 seconds East 21.09 feet to and iron pin (found) at a common corner of Stewart M. Heckman; thence along Stewart M. Heckman North 88 degrees 08 minutes 20 seconds East 155.03 feet to an iron pin (found) on the westerly right of way; thence along State Route 1025 South 09 degrees 03 minutes 20 seconds East 20 feet to an iron pin (set), the place of beginning.

Containing 3,192.9 square feet of land

The aforesaid description was taken from a survey drawing by Thomas H. Parr, P.L.S. dated June 30, 1998.

**PARCEL NO. 3:**

BEGINNING at the northeasterly corner of land of Webb Klinetob in Foundryville, said point being on the westerly side of Public Road running through Foundryville and leading to Berwick; thence in a westerly direction along line of lands of Webb Klinetob and D.G. Klinetob a distance of 200 feet to a corner in line of other lands of said D.G. Klinetob; thence in a northerly direction along other lands of said D.G. Klinetob as distance of 55 feet to a corner; thence in an easterly direction along other lands of said D.G. Klinetob on line parallel with the first described course herein, a distance of 173-1/2 feet to a corner on the westerly side of Public Road above mentioned; thence in a southerly direction along said Public Road a distance of 45 feet to a corner in line of land of Webb Klinetob above mentioned, same being the place of beginning.

**EXCEPTING AND RESERVING therefrom;**

ALL that certain piece, parcel of lot of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at an iron pin (set) at the northeast corner of lands now or formerly of Larry L. and Henrietta Shultz; thence along Shultz South 85 degrees 26 minutes 25 seconds West 185.88 feet to a point in Briar Creek; thence along creek North 12 degrees 00 minutes 30 seconds East 30.43 to an iron pin (set) at a common corner of lands now or formerly of Stuart H. Heckman; thence along Heckman North 85 degrees 26 minutes 25 seconds East 102.07 feet to an iron pin (set) at the westerly right-of-way of State Route 1025; thence along the western right-of-way of State Route 1025 South 9 degrees 03 minutes 20 seconds East 10.03 feet to an iron pin (set) the place of beginning.

CONTAINING 1,839 square feet of land. The aforesaid description is taken from a survey draft by Thomas H. Parr P.L.S. dated December 4, 1998.

BEING the same premises which Stewart M. Heckman and Patricia A. Heckman, husband and wife, by Deed dated June 30, 1999 and recorded in the Columbia County Recorder of Deeds Office on June 30, 1999 in Deed Book 730 Page 289, granted and conveyed unto Jamie Lee Cerasoli.

SHAPIRO & KREISMAN, LLC  
BY: JOSEPH REJENT, ESQUIRE  
ATTORNEY I.D. NO: 59621  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 04-23036

Mortgage Electronic Registration Systems,  
Inc.

PLAINTIFF

vs.

Jamie L. Cerasoli a/k/a Jamie Lee Cerasoli  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2004 CV 1286 MF

*2005-ED-7*

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Mortgage Electronic Registration Systems, Inc., 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 RR 4 Box 4863, Berwick, PA 18603.

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

Jamie L. Cerasoli a/k/a Jamie Lee Cerasoli  
1454 State Rt 93  
Berwick, PA 18603

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

Jamie L. Cerasoli a/k/a Jamie Lee Cerasoli  
1454 State Rt 93  
Berwick, PA 18603

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

Mortgage Electronic Registration Systems, Inc.  
P.O. Box 1169  
Milwaukee, WI 53201-1169

Berwick Area Joint Sewer Authority  
(address to be supplied)

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

Mortgage Electronic Registration Systems, Inc.,  
P.O. Box 1169  
Milwaukee, WI 53201-1169

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

NONE

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

Columbia County Domestic Relations Division  
15 Perry Avenue  
P.O. Box 380  
Bloomsburg, PA 17185

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:

TENANT OR OCCUPANT  
RR 4 Box 4863  
Berwick, PA 18603

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

SHAPIRO & KREISMAN, LLC

BY:

  
\_\_\_\_\_  
Joseph Rejent, Esquire

SHAPIRO & KREISMAN, LLC  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
Telephone: (610) 278-6800  
Facsimile: (610) 278-9980

Columbia County Sheriff  
35 West Main Street  
Bloomsburg, PA 17815

Re: Mortgage Electronic Registration Systems, Inc. vs. Jamie L. Cerasoli a/k/a Jamie  
Lee Cerasoli  
CIVIL ACTION NO. 2004 CV 1286 MF  
OUR FILE NO. 04-23036

Sir/Madam:

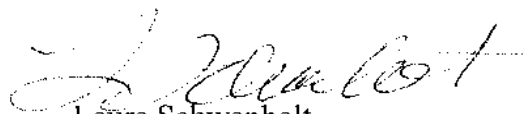
Please serve the Notice of Sale upon the following Defendants at the addresses provided:

**Jamie L. Cerasoli a/k/a Jamie Lee Cerasoli**  
**1454 State Rt 93**  
**Berwick, PA 18603**

Upon service, please forward to this office in the enclosed self-addressed stamped envelope, a copy of your Sheriff's Return.

Your assistance in this matter is greatly appreciated.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'Laura Schwanholt', written in black ink.

Laura Schwanholt  
Legal Assistant

Enclosures

SHAPIRO & KREISMAN, LLC  
BY: JOSEPH REJENT, ESQUIRE  
ATTORNEY I.D. NO: 59621  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 04-23036

Mortgage Electronic Registration Systems,  
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PLAINTIFF

vs.

Jamie L. Cerasoli a/k/a Jamie Lee Cerasoli  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2004 CV 1286 MF

*2005 ED-7*

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

TO: Jamie L. Cerasoli a/k/a Jamie Lee Cerasoli  
1454 State Rt 93  
Berwick, PA 18603  
Your house (real estate) at:  
RR 4 Box 4863, Berwick, PA 18603  
07-03-013

is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at:  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17185  
at \_\_\_\_\_, to enforce the court judgment of \$82,128.01 obtained by Mortgage Electronic  
Registration Systems, Inc. against you.

**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 back to Mortgage Electronic Registration Systems, Inc. the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.
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 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 of 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.**

4. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.
5. 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.
6. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (570) 389-5622.
7. 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.
8. 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.

9. 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 no later than thirty (30) days from the date of the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
10. 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.**

Court Administrator Columbia County Lawyer Referral Service

Telephone: 570-784-8760

North Penn Legal Services

168 East 5th Street

Bloomsburg, PA 17815

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

04-23036

### LEGAL DESCRIPTION

ALL those certain pieces, parcels and tracts of land situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

#### PARCEL NO. 1:

(A) BEGINNING at an iron pin set on the westerly right-of-way line of Legislative Route 19040 at a point 60 feet from the physical centerline and further described as being South 80 degrees 58 minutes 53 seconds West 29.98 feet from the existing copper pipe in the sidewalk; thence along the westerly right of way line of Legislative Route 19040 and along a line parallel to and fifty feet from the physical centerline South 09 degrees 01 minutes 07 seconds East 78.11 feet to an iron pin, set for a corner on the northerly line of a 20 feet easement for access to Parcel No. 2; thence along the northerly line of a 20 foot easement for access to Parcel No. 2 and crossing over the physical centerline of East branch of Briar Creek South 79 degrees 32 minutes 00 seconds West 130.03 feet to an iron pin set for a corner; thence along Parcel No. 2 North 01 degrees 15 minutes 00 seconds West 84.44 feet to an iron pin set for a corner in the bed of the East branch of Briar Creek; thence along lands now or late of Robert E. and Joan Marla Kelchner North 80 degrees 58 minutes 53 seconds East 119.49 feet to an iron pin, the place of beginning.  
CONTAINING 0.230 acres of land.

(B) BEGINNING at an iron pin set for a corner at the northeast corner of land now or late of Preston Mingus; thence along Parcel No. 1 and Parcel No. 2 lands now or late of Catherine R. Klinetob, the following two courses and distances: (1) on a curve to the right having a radius of 420.00 feet an arc length of 17.54 feet to an existing iron pin; (2) North 09 degrees 01 minutes 07 seconds West 80.59 feet to an existing iron pin; thence along lands now or late of Robert E. and Joan Marla Kelchner, North 80 degrees 58 minutes 53 seconds East 29.98 feet to an existing copper pipe in the sidewalk; thence through the right of way reserved for L.R. 19040 South 09 degrees 19 minutes 11 seconds East 96.83 feet to an existing iron axle; thence through the same South 79 degrees 32 minutes 00 seconds West 30.15 feet to an existing iron pin, the place of beginning.

Description prepared by Dennis R. Peters R.S. in accordance with a survey dated October 1, 1977.

#### PARCEL NO. 2:

BEGINNING at an iron pin (set) on the westerly right-of-way of State Route 1025 at a common corner of Drue S. and Geraldine E. Heckman; thence along Heckman South 88 degrees 08 minutes 20 seconds West 165.81 feet to an iron pin (set) at a common corner of other lands of Drue S. and Geraldine E. Heckman; thence along Heckman North 23 degrees 10 minutes 40 seconds East 21.09 feet to and iron pin (found) at a common corner of Stewart M. Heckman; thence along Stewart M. Heckman North 88 degrees 08 minutes 20 seconds East 155.03 feet to an iron pin (found) on the westerly right of way; thence along State Route 1025 South 09 degrees 03 minutes 20 seconds East 20 feet to an iron pin (set), the place of beginning.

Containing 3,192.9 square feet of land



The aforesaid description was taken from a survey drawing by Thomas H. Parr, P.L.S. dated June 30, 1998.

PARCEL NO. 3:

BEGINNING at the northeasterly corner of land of Webb Klinetob in Foundryville, said point being on the westerly side of Public Road running through Foundryville and leading to Berwick; thence in a westerly direction along line of lands of Webb Klinetob and D.G. Klinetob a distance of 200 feet to a corner in line of other lands of said D.G. Klinetob; thence in a northerly direction along other lands of said D.G. Klinetob as distance of 55 feet to a corner; thence in an easterly direction along other lands of said D.G. Klinetob on line parallel with the first described course herein, a distance of 173-1/2 feet to a corner on the westerly side of Public Road above mentioned; thence in a southerly direction along said Public Road a distance of 45 feet to a corner in line of land of Webb Klinetob above mentioned, same being the place of beginning.

EXCEPTING AND RESERVING therefrom;

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CONTAINING 1,839 square feet of land. The aforesaid description is taken from a survey draft by Thomas H. Parr P.L.S. dated December 4, 1998.

BEING the same premises which Stewart M. Heckman and Patricia A. Heckman, husband and wife, by Deed dated June 30, 1999 and recorded in the Columbia County Recorder of Deeds Office on June 30, 1999 in Deed Book 730 Page 289, granted and conveyed unto Jamie Lee Cerasoli.

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CONTAINING 0.230 acres of land.

(B) BEGINNING at an iron pin set for a corner at the northeast corner of land now or late of Preston Mingus; thence along Parcel No. 1 and Parcel No. 2 lands now or late of Catherine R. Klinetob, the following two courses and distances: (1) on a curve to the right having a radius of 420.00 feet an arc length of 17.54 feet to an existing iron pin; (2) North 09 degrees 01 minutes 07 seconds West 80.59 feet to an existing iron pin; thence along lands now or late of Robert E. and Joan Marla Kelchner, North 80 degrees 58 minutes 53 seconds East 29.98 feet to an existing copper pipe in the sidewalk; thence through the right of way reserved for L.R. 19040 South 09 degrees 19 minutes 11 seconds East 96.83 feet to an existing iron axle; thence through the same South 79 degrees 32 minutes 00 seconds West 30.15 feet to an existing iron pin, the place of beginning.

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Containing 3,192.9 square feet of land

The aforesaid description was taken from a survey drawing by Thomas H. Parr, P.L.S. dated June 30, 1998.

PARCEL NO. 3:

BEGINNING at the northeasterly corner of land of Webb Klinetob in Foundryville, said point being on the westerly side of Public Road running through Foundryville and leading to Berwick; thence in a westerly direction along line of lands of Webb Klinetob and D.G. Klinetob a distance of 200 feet to a corner in line of other lands of said D.G. Klinetob; thence in a northerly direction along other lands of said D.G. Klinetob as distance of 55 feet to a corner; thence in an easterly direction along other lands of said D.G. Klinetob on line parallel with the first described course herein, a distance of 173-1/2 feet to a corner on the westerly side of Public Road above mentioned; thence in a southerly direction along said Public Road a distance of 45 feet to a corner in line of land of Webb Klinetob above mentioned, same being the place of beginning.

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CONTAINING 1,839 square feet of land. The aforesaid description is taken from a survey draft by Thomas H. Parr P.L.S. dated December 4, 1998.

BEING the same premises which Stewart M. Heckman and Patricia A. Heckman, husband and wife, by Deed dated June 30, 1999 and recorded in the Columbia County Recorder of Deeds Office on June 30, 1999 in Deed Book 730 Page 289, granted and conveyed unto Jamie Lee Cerasoli.

### LEGAL DESCRIPTION

ALL those certain pieces, parcels and tracts of land situate in the Township of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

#### PARCEL NO. 1:

(A) BEGINNING at an iron pin set on the westerly right-of-way line of Legislative Route 19040 at a point 60 feet from the physical centerline and further described as being South 80 degrees 58 minutes 53 seconds West 29.98 feet from the existing copper pipe in the sidewalk; thence along the westerly right of way line of Legislative Route 19040 and along a line parallel to and fifty feet from the physical centerline South 09 degrees 01 minutes 07 seconds East 78.11 feet to an iron pin, set for a corner on the northerly line of a 20 feet easement for access to Parcel No. 2; thence along the northerly line of a 20 foot easement for access to Parcel No. 2 and crossing over the physical centerline of East branch of Briar Creek South 79 degrees 32 minutes 00 seconds West 130.03 feet to an iron pin set for a corner; thence along Parcel No. 2 North 01 degrees 15 minutes 00 seconds West 84.44 feet to an iron pin set for a corner in the bed of the East branch of Briar Creek; thence along lands now or late of Robert E. and Joan Marla Kelchner North 80 degrees 58 minutes 53 seconds East 119.49 feet to an iron pin, the place of beginning.  
CONTAINING 0.230 acres of land.

(B) BEGINNING at an iron pin set for a corner at the northeast corner of land now or late of Preston Mingus; thence along Parcel No. 1 and Parcel No. 2 lands now or late of Catherine R. Klinetob, the following two courses and distances: (1) on a curve to the right having a radius of 420.00 feet an arc length of 17.54 feet to an existing iron pin; (2) North 09 degrees 01 minutes 07 seconds West 80.59 feet to an existing iron pin; thence along lands now or late of Robert E. and Joan Marla Kelchner, North 80 degrees 58 minutes 53 seconds East 29.98 feet to an existing copper pipe in the sidewalk; thence through the right of way reserved for L.R. 19040 South 09 degrees 19 minutes 11 seconds East 96.83 feet to an existing iron axle; thence through the same South 79 degrees 32 minutes 00 seconds West 30.15 feet to an existing iron pin, the place of beginning.

Description prepared by Dennis R. Peters R.S. in accordance with a survey dated October 1, 1977.

#### PARCEL NO. 2:

BEGINNING at an iron pin (set) on the westerly right-of-way of State Route 1025 at a common corner of Drue S. and Geraldine E. Heckman; thence along Heckman South 88 degrees 08 minutes 20 seconds West 165.81 feet to an iron pin (set) at a common corner of other lands of Drue S. and Geraldine E. Heckman; thence along Heckman North 23 degrees 10 minutes 40 seconds East 21.09 feet to and iron pin (found) at a common corner of Stewart M. Heckman; thence along Stewart M. Heckman North 88 degrees 08 minutes 20 seconds East 155.03 feet to an iron pin (found) on the westerly right of way; thence along State Route 1025 South 09 degrees 03 minutes 20 seconds East 20 feet to an iron pin (set), the place of beginning.

Containing 3,192.9 square feet of land

The aforesaid description was taken from a survey drawing by Thomas H. Parr, P.L.S. dated June 30, 1998.

PARCEL NO. 3:

BEGINNING at the northeasterly corner of land of Webb Klinetob in Foundryville, said point being on the westerly side of Public Road running through Foundryville and leading to Berwick; thence in a westerly direction along line of lands of Webb Klinetob and D.G. Klinetob a distance of 200 feet to a corner in line of other lands of said D.G. Klinetob; thence in a northerly direction along other lands of said D.G. Klinetob as distance of 55 feet to a corner; thence in an easterly direction along other lands of said D.G. Klinetob on line parallel with the first described course herein, a distance of 173-1/2 feet to a corner on the westerly side of Public Road above mentioned; thence in a southerly direction along said Public Road a distance of 45 feet to a corner in line of land of Webb Klinetob above mentioned, same being the place of beginning.

EXCEPTING AND RESERVING therefrom;

ALL that certain piece, parcel of lot of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at an iron pin (set) at the northeast corner of lands now or formerly of Larry L. and Henrietta Shultz; thence along Shultz South 85 degrees 26 minutes 25 seconds West 185.88 feet to a point in Briar Creek; thence along creek North 12 degrees 00 minutes 30 seconds East 30.43 to an iron pin (set) at a common corner of lands now or formerly of Stuart H. Heckman; thence along Heckman North 85 degrees 26 minutes 25 seconds East 102.07 feet to an iron pin (set) at the westerly right-of-way of State Route 1025; thence along the western right-of-way of State Route 1025 South 9 degrees 03 minutes 20 seconds East 10.03 feet to an iron pin (set) the place of beginning.

CONTAINING 1,839 square feet of land. The aforesaid description is taken from a survey draft by Thomas H. Parr P.L.S. dated December 4, 1998.

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CONTAINING 0.230 acres of land.

(B) BEGINNING at an iron pin set for a corner at the northeast corner of land now or late of Preston Mingus; thence along Parcel No. 1 and Parcel No. 2 lands now or late of Catherine R. Klinetob, the following two courses and distances: (1) on a curve to the right having a radius of 420.00 feet an arc length of 17.54 feet to an existing iron pin; (2) North 09 degrees 01 minutes 07 seconds West 80.59 feet to an existing iron pin; thence along lands now or late of Robert E. and Joan Marla Kelchner, North 80 degrees 58 minutes 53 seconds East 29.98 feet to an existing copper pipe in the sidewalk; thence through the right of way reserved for L.R. 19040 South 09 degrees 19 minutes 11 seconds East 96.83 feet to an existing iron axle; thence through the same South 79 degrees 32 minutes 00 seconds West 30.15 feet to an existing iron pin, the place of beginning.

Description prepared by Dennis R. Peters R.S. in accordance with a survey dated October 1, 1977.

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Containing 3,192.9 square feet of land

The aforesaid description was taken from a survey drawing by Thomas H. Parr, P.L.S. dated June 30, 1998.

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SHAPIRO & KREISMAN, LLC  
BY: JOSEPH REJENT, ESQUIRE  
ATTORNEY I.D. NO: 59621  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S & K FILE NO. 04-23036

Mortgage Electronic Registration Systems,  
Inc.

PLAINTIFF

vs.

Jamie L. Cerasoli a/k/a Jamie Lee Cerasoli  
DEFENDANT(S)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2004 CV 1286 MF

**CERTIFICATE OF SERVICE**


I, Joseph Rejent, Esquire, Attorney for the Plaintiff, hereby certify that I have served by  
first class mail, postage prepaid, true and correct copies of the attached papers upon the  
following person(s) or their attorney of record:

Jamie L. Cerasoli a/k/a Jamie Lee Cerasoli  
1454 State Rt 93  
Berwick, PA 18603

Date mailed: 1-18-05

SHAPIRO & KREISMAN, LLC

BY:

  
\_\_\_\_\_  
Joseph Rejent, Esquire  
Attorney for Plaintiff

04-23036

SHAPIRO & KREISMAN, LLC  
BY: JOSEPH REJENT, ESQUIRE  
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DEFENDANT(S)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
COLUMBIA COUNTY

NO:2004 CV 1286 MF

**CERTIFICATION OF ADDRESS**

I hereby certify that the correct address of the judgment creditor (Plaintiff) is:


Mortgage Electronic Registration Systems, Inc.  
P.O. Box 1169  
Milwaukee, WI 53201-1169

and that the last known address(es) of the judgment debtor (Defendant(s)) is:

Jamie L. Cerasoli a/k/a Jamie Lee Cerasoli  
1454 State Rt 93  
Berwick, PA 18603

SHAPIRO & KREISMAN, LLC

BY:

  
\_\_\_\_\_  
Joseph Rejent, Esquire  
Attorney for Plaintiff

04-23036

SHAPIRO & KREISMAN, LLC  
BY: DAVID FEIN, ESQ., JOSEPH REJENT, ESQ.,  
AND ILANA ZION, ESQ.  
ATTORNEY I.D. NOS. 82628, 59621 & 87137  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
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Mortgage Electronic Registration Systems,  
Inc.  
P.O. Box 1169  
Milwaukee, WI 53201-1169  
PLAINTIFF

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO:

VS.

Jamie L. Cerasoli a/k/a Jamie Lee Cerasoli  
1454 State Route 93  
Berwick, PA 18603  
DEFENDANT

STATE OF: WISCONSIN

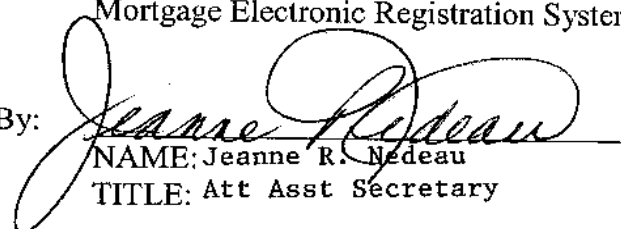
COUNTY OF: MILWAUKEE

AFFIDAVIT OF NON-MILITARY SERVICE

THE UNDERSIGNED being duly sworn, states that he/she is over the age of eighteen years and competent to make this affidavit and the following averments are based upon investigations made and records maintained either as Plaintiff or servicing agent of the Plaintiff and that the above-captioned Defendants' last known address is as set forth in the caption and they are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended.

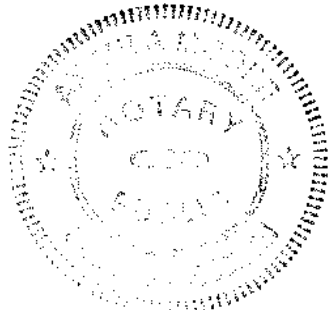
Mortgage Electronic Registration Systems, Inc.

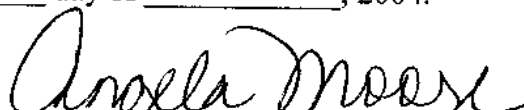
By:

  
NAME: Jeanne R. Nedeau  
TITLE: Att Asst Secretary


Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

04-23036



  
Angela Moore  
My Commission Exp: 2/3/08

WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
\_\_\_\_\_  
Joseph Rejent, Esquire, Attorney for Plaintiff

SHAPIRO & KREISMAN, LLC  
BY: JOSEPH REJENT, ESQUIRE  
ATTORNEY I.D. NO: 59621  
2520 RENAISSANCE BLVD., SUITE 150  
KING OF PRUSSIA, PA 19406  
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DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2004 CV 1286 MF

**CERTIFICATION AS TO THE SALE OF REAL PROPERTY**

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this Property is:


☐ FHA - Tenant Occupied or Vacant  
☐ Commercial  
☐ As a result of a Complaint in Assumpsit  
☐ That the Plaintiff has complied in all respects with Section 403 of the  
☒ Mortgage Assistance Act including but not limited to:

- (a) Service of notice on Defendant(s)
- (b) Expiration of 30 days since the service of notice
- (c) Defendant(s) failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendant(s) failure to file application with Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia county for any false statement given herein.

SHAPIRO & KREISMAN, LLC

BY:

  
\_\_\_\_\_  
Joseph Rejent, Esquire  
59621

SHAPIRO & KREISMAN, LLC  
BY: JOSEPH REJENT, ESQUIRE  
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Mortgage Electronic Registration Systems,  
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PLAINTIFF

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Jamie L. Cerasoli a/k/a Jamie Lee Cerasoli  
DEFENDANTS

COURT OF COMMON PLEAS  
COLUMBIA COUNTY

NO: 2004 CV 1286 MF

**AFFIDAVIT PURSUANT TO RULE 3129.1**

Mortgage Electronic Registration Systems, Inc., 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 RR 4 Box 4863, Berwick, PA 18603.

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

Jamie L. Cerasoli a/k/a Jamie Lee Cerasoli  
1454 State Rt 93  
Berwick, PA 18603

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

Jamie L. Cerasoli a/k/a Jamie Lee Cerasoli  
1454 State Rt 93  
Berwick, PA 18603

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

Mortgage Electronic Registration Systems, Inc.  
P.O. Box 1169  
Milwaukee, WI 53201-1169

Berwick Area Joint Sewer Authority  
(address to be supplied)

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

Mortgage Electronic Registration Systems, Inc.,  
P.O. Box 1169  
Milwaukee, WI 53201-1169

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

NONE

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

Columbia County Domestic Relations Division  
15 Perry Avenue  
P.O. Box 380  
Bloomsburg, PA 17185

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:

TENANT OR OCCUPANT  
RR 4 Box 4863  
Berwick, PA 18603

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

SHAPIRO & KREISMAN, LLC

BY:

  
\_\_\_\_\_  
Joseph Rejent, Esquire



Shapiro & Kreisman, LLC  
General Business Account  
2520 RENAISSANCE BLVD  
SUITE 150  
King of Prussia, PA 19406-2647

LaSalle Bank N.A.  
Chicago IL 60603

145737  
2-50/710

Pay This Amount

One Thousand Three Hundred Fifty and No/100 Dollars

Check Date 01/10/05

Check Amount \*\*\*\*\*\$1,350.00

Check Void After 90 Days

Pay  
to the  
order of

SHERIFF OF COLUMBIA COUNTY  
P.O. BOX 380  
BLOOMSBURG, PA 17815



⑆145737⑆ ⑆071000505⑆ 5201147419⑆