

# MILSTEAD & ASSOCIATES, LLC

## Attorneys at Law

Woodland Falls Corporate Park  
220 Lake Drive East, Ste 301  
Cherry Hill, New Jersey 08002  
TEL (856) 482-1400 FAX (856) 482-9190

Michael J. Milstead, Esq.  
michael@milsteadlaw.com

Pina S. Wertzberger, Esq. PA & NJ  
pwertzberger@milsteadlaw.com

Lisa Ann Thomas, Foreclosure Administrator  
lthomas@milsteadlaw.com

Philadelphia Address:  
235 South 13th Street  
Philadelphia, PA 19107

Please Reply To: NJ Office  
Our File No. 5..03220

February 24, 2006

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

**Re: Wachovia Bank of Delaware, et. al. vs. Young, Donald**  
**Docket Number: 2004-CV-52**  
**Sale Date: October 13, 2005**

Dear Sheriff Chamberlain:

Please accept this letter as our request to prepare a corrective sheriff's deed on the above referenced matter into the name of **Wachovia Bank of Delaware, National Association, f/k/a First Union National Bank of Delaware, Successor by Merger to First Union Home Equity Bank, 1100 Corporate Center Drive, Raleigh, NC 27607**. Per your instructions, I have enclosed a check payable to your order in the amount of \$51.50 to cover the filing and notary costs.

Please forward the original deed back to our office in the enclosed self-addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,



Gregory Wilkins

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
POST OFFICE BOX 8910  
HARRISBURG, PA 17105-8910

# REALTY TRANSFER TAX STATEMENT OF VALUE

SEE REVERSE FOR INSTRUCTIONS

RECORDER'S USE ONLY

STATE TAX

BLOCK NUM

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 BASES ON: (1) FAMILY RELATIONSHIP FOR (2) PUBLIC UTILITY EASEMENT. IF MORE SPACE IS NEEDED, ATTACH ADDITIONAL SHEET(S)

**A CORRESPONDENT - ALL INQUIRIES MAY BE DIRECTED TO THE FOLLOWING PERSON:**

NAME <b>Pina S. Wertzberger, Esquire Milstead &amp; Associates, LLC</b>	TELEPHONE NUMBER <b>(856) 482-1400</b>
STREET ADDRESS <b>220 Lake Drive East, Suite 301</b>	CITY/STATE/ZIP CODE <b>Cherry Hill, NJ 08002</b>

**B TRANSFER DATA****DATE OF ACCEPTANCE OF DOCUMENT**

GRANTOR(S) LESSOR(S) <b>Sheriff of Columbia County</b>	GRANTEE(S) LESSEE(S) <b>Wachovia Bank of Delaware, National Association, f/k/a First Union National Bank of Delaware, Successor by Merger to First Union Home Equity Bank</b>
STREET ADDRESS <b>35 West Main Street</b>	STREET ADDRESS <b>1100 Corporate Center Drive</b>
CITY <b>Bloomsburg</b>	CITY <b>Raleigh</b>
STATE <b>PA</b>	STATE <b>NC</b>
ZIP CODE <b>17815</b>	ZIP CODE <b>27607</b>

**C. PROPERTY LOCATION**

STREET ADDRESS <b>RD 1 Box 166A</b>	CITY, TOWNSHIP, BOROUGH <b>Orangeville, PA 17859</b>
COUNTY <b>Columbia</b>	SCHOOL DISTRICT <b>17-17-1-1</b>
TAX PARCEL NUMBER <b>17-17-1-1</b>	

**D. VAULTION DATA**

1. ACTUAL CASH CONSIDERATION <b>\$23,000.00</b>	2. OTHER CONSIDERATION	3. TOTAL CONSIDERATION <b>\$23,000.00</b>
4. COUNTY ASSESSED VALUE <b>\$16,368.00</b>	5. COMMON LEVEL RATIO FACTOR <b>3.26</b>	6. FAIR MARKET VALUE <b>\$53,359.68</b>

**E. EXEMPTION DATA**

1a. AMOUNT OF EXEMPTION CLAIMED <b>100%</b>	1b. PERCENTAGE OF INTEREST CONVEYED <b>100%</b>
--	--

**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. (ATTACHE COMPLETE COPY OF AGENCY/STRAW PARTY AGREEMENT.)
- ☐ TRANSFERS TO THE COMMONWEALTH, THE UNITED STATE AND INSTRUMENTALITIES BY GIFT, DEDICATION, CONDEMNATION OR IN LIEU OF CONDEMNATION. (IF CONDEMNATION OR IN LIEU OF CONDEMNATION, ATTACH COPY OF RESOLUTION.)
- ☐ TRASFER FROM MORTGAGOR TO A HOLDER OF A MORTGAGE IN DEFAULT. MORTGAGE BOOK NUMBER **728**, PAGE NUMBER **188**.
- ☐ CORRECTIVE OR CONFIRMATORY DEED. (ATTACH COMPLETE COPY OF THE PRIOR DEED BEING CORRECTED OR CONFIRMED.)
- ☐ STATUTORY CORPORATE CONSOLIDATION, MERGER OR DIVISON. (ATTACH COPY OF ARTICLES.)
- ☐ OTHER (PLEASE EXPLAIN EXEMPTION CLAIMED, IF OTHER THAN LISTED ABOVE.)

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



DATE

2/24/06

23110

**Commerce Bank** America's Most Convenient Bank®  
1-800-YES-2000  
55-136/312

AMOUNT

\*\*\*\*\*\$51.50

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

1102311011 10312013601 67 8306 21

 **Excelsior Features** **Details on Pack**

SECURITY

# SHERIFF'S SALE COST SHEET

Wachovia Bank of Delaware vs. Donald + Geraldine Seung  
 NO. 96-05 ED NO. 52-04 JD DATE/TIME OF SALE 10-12-05 1100

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	<u>\$195.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	<u>\$32.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	<u>\$20.00</u>	<u>19.89</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>\$6.50</u>	
NOTARY	<u>\$15.00</u>	
TOTAL *****		<u>\$441.50</u> <u>441.39</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	<u>\$575.84</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		<u>\$800.84</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	<u>\$173.14</u>	
SCHOOL DIST. 20	<u>\$772.41</u>	
DELINQUENT 20	<u>\$464.72</u>	
TOTAL *****		<u>\$5560.27</u>

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

SURCHARGE FEE (DSTE)		<u>\$140.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		<u>\$-0-</u>

TOTAL COSTS (OPENING BID) \$6994.00

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Wachovia Bank of Delaware vs Donald & Geraldine Young

NO. 96-05 ED NO. 52-04 JD

DATE/TIME OF SALE: 10-12-05 1100

BID PRICE (INCLUDES COST) \$ 23,000.00

POUNDAGE - 2% OF BID \$ 460.00

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 7704.11

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

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

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

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

Att'y for Plaintiff

TOTAL DUE: \$ 7704.11

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 6354.11

# MILSTEAD & ASSOCIATES, LLC

## Attorneys at Law

Woodland Falls Corporate Park  
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TEL (856) 482-1400 FAX (856) 482-9190

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michael@milsteadlaw.com

Pina S. Wertzberger, Esq. PA & NJ  
pwertzberger@milsteadlaw.com

Lisa Ann Thomas, Foreclosure Administrator  
lthomas@milsteadlaw.com

Philadelphia Address:  
235 South 13<sup>th</sup> Street  
Philadelphia, PA 19107

Please Reply To: NJ Office  
Our File No. 5..03220

October 24, 2005

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

**Re: Wachovia Bank of Delaware, et. al. vs. Young, Donald**  
**Docket Number: 2004-CV-52**  
**Sale Date: October 13, 2005**

Dear Sir/Madam:

Please accept this letter as authorization to prepare a sheriff's deed on the above matter into the name of **Wachovia Bank of Delaware, National Association, f/k/a First Union National Bank, Successor by Merger to First Union Home Equity Bank, 1100 Corporate Center Drive, Raleigh, NC 27607.**

Please forward the original deed back to our office in the enclosed self-addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,



Gregory Wilkins



Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

First Union Nat. Bank of Delaware  
920 King St.  
Wilmington, DE 19801

2. Article Number (Transfer from service label)

7003 0500 0001 9056 0385

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Signature

*[Signature]*

6. Received by (Printed Name)

*[Name]*

7. Date of Delivery

*[Date]*

8. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:

Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

2. Article Number (Transfer from service label)

7003 0500 0001 9056 0361

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Signature

*[Signature]*

6. Received by (Printed Name)

*[Name]*

7. Date of Delivery

*[Date]*

8. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

**COMPLETE THIS SECTION ON DELIVERY**

5. Signature

*[Signature]*

6. Received by (Printed Name)

*[Name]*

7. Date of Delivery

*[Date]*

8. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

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☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Signature

*[Signature]*

6. Received by (Printed Name)

*[Name]*

7. Date of Delivery

*[Date]*

8. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:

INTERNAL REVENUE SERVICE  
TECHNICAL SUPPORT GROUP  
WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259  
PHILADELPHIA, PA 19106

2. Article Number (Transfer from service label)

7003 0500 0001 9056 0422

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Signature

*[Signature]*

6. Received by (Printed Name)

*[Name]*

7. Date of Delivery

*[Date]*

8. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

**COMPLETE THIS SECTION ON DELIVERY**

5. Signature

*[Signature]*

6. Received by (Printed Name)

*[Name]*

7. Date of Delivery

*[Date]*

8. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

2. Article Number (Transfer from service label)

7003 0500 0001 9056 0408

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Signature

*[Signature]*

6. Received by (Printed Name)

*[Name]*

7. Date of Delivery

*[Date]*

8. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:

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

2. Article Number (Transfer from service label)

7003 0500 0001 9056 0408

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

5. Signature

*[Signature]*

6. Received by (Printed Name)

*[Name]*

7. Date of Delivery

*[Date]*

8. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

**COMPLETE THIS SECTION ON DELIVERY**

5. Signature

*[Signature]*

6. Received by (Printed Name)

*[Name]*

7. Date of Delivery

*[Date]*

8. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:



## SENDER: COMPLETE THIS SECTION

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

## 1. Article Addressed to:

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

2. Article Number  
(Transfer from service label)

7003 0500 0001 9056 0392

PS Form 3811, February 2004

Domestic Return Receipt

102585-02-M-17

## SENDER: COMPLETE THIS SECTION

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

## 1. Article Addressed to:

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

2. Article Number  
(Transfer from service label)

7003 0500 0001 9056 0415

PS Form 3811, February 2004

Domestic Return Receipt

102585-02-M-17

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature Samuel J. Ventresca ☒ Agent 96
- B. Received by (Printed Name) Samuel J. Ventresca ☒ Agent
- C. Date of Delivery JUL 26 2005
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

- ☒ Certified Mail ☐ Express Mail
- ☐ Registered ☐ Return Receipt for Merchandise
- ☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature [Signature] ☐ Agent 96
- B. Received by (Printed Name) Samuel J. Ventresca ☒ Agent
- C. Date of Delivery JUL 26 2005
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

- ☒ Certified Mail ☐ Express Mail
- ☐ Registered ☐ Return Receipt for Merchandise
- ☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

20244

**Milstead & Associates LLC**

220 LAKE DRIVE EAST, SUITE 301  
CHERRY HILL, NJ 08002  
856-482-1400



America's Most Convenient Bank®  
1-800-YES-2000  
856-136/312

DATE	CHECK	AMOUNT
10/24/05		**\$6,354.00

PAY  
TO THE  
ORDER  
OF

\*\*\* SIX THOUSAND THREE HUNDRED FIFTY-FOUR & 00/100 DOLLARS

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT

MP SAFEGUARD  
51 CURE  
51 CURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈020244⑈ ⑈031201360⑈ 67 8306 2⑈

**COPY**

***RECORD OWNER AND  
LIEN CERTIFICATE***

Commonwealth Land Title Insurance Company

Premier Real Estate Settlement Services, Inc.

Elwood R. Harding, Jr., Agent

No. 2005-017

ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN

CERTIFICATE NO. 2005 - 017

\*\*\*\*\*

Subject to the encumbrance and claims as follows:

TAXES: Account No. 17-17-1-1 Taxes paid by Sheriff

Lienable Water and Sewer Rents – None

Mechanics and Municipal Claims – None

Mortgage: Donald L. Young and Geraldine Young to Home Investment Bank  
Assigned to First Union Home Equity Bank  
Dated 5-25-1999  
Recorded in Columbia County Record Book 728, pg 188

Wachovia Bank of Delaware, N.A., Successor by Merger to First Union Home Equity Bank vs.  
Donald L. Young and Geraldine Young  
Complaint in Mortgage Foreclosure filed on Jan. 13, 2005 to #52-CV- 2005. Reinstated Mar. 7, 2005  
Defendants served by Sheriff on March 16, 2005  
Judgment in Mortgage Foreclosure filed June 3, 2005  
Writ of Execution # 96ED 2005 filed July 22, 2005  
served by Sheriff on July 26, 2005

Judgment – PA Dept. of Public Welfare – notice of Sale served by Certified Mail 7-26-2005

Bankruptcies: None of record in Columbia County

**Exceptions: NONE**

**NOTE:** The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or removal of items and exceptions will not be made on this Certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Record Owner and Lien Certificate

Order No. 2005 -017

Effective Date: October 12, 2005

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as a abstractor for its negligence, mistakes or omissions in a sum not exceeding Two Thousand Dollars unless otherwise endorsed hereon.

.....

Legal Description – See attached Exhibit A

Record Owner: Donald L. Young and Geraldine Young

Title to the said premises is vested in Donald L. Young and Geraldine Young

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 September 21, 28; October 5, 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.

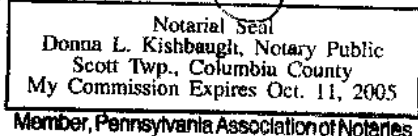
*Paul R. Eyerly IV*

Sworn and subscribed to before me this 7<sup>th</sup> day of October 2005.

*Donna L. Kishbaugh*

(Notary Public)

My commission expires



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

.....

# MILSTEAD & ASSOCIATES, LLC

## ATTORNEYS AT LAW

WOODLAND FALLS CORPORATE PARK

220 LAKE DRIVE EAST, STE 301

CHERRY HILL, NEW JERSEY 08002

TEL(856)482-1400 FAX(856)482-9190

MICHAEL J. MILSTEAD, ESQ  
michael@milsteadlaw.com

PINA S. WERTZBERGER, ESQ. PA & NJ  
PWertzberger@milsteadlaw.com

LISA ANN THOMAS, FORECLOSURE ADMINISTRATOR  
LTHOMAS@MILSTEADLAW.COM

PHILADELPHIA ADDRESS:  
235 SOUTH 13<sup>TH</sup> STREET  
PHILADELPHIA, PA 19107

**PLEASE REPLY TO: NJ OFFICE**  
**OUR FILE NO.: 04-5-03220**

September 12, 2005

Office of the Sheriff  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

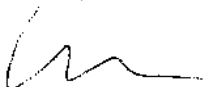
**Re: Wachovia Bank of Delaware, National Association, f/k/a First Union national Bank,  
Successor by Merger to First Union Home Equity Bank vs. Donald L. Young and  
Geraldine Young  
Docket Number: 2004-CV-52  
Affidavit Pursuant to Pa.R.C.P. 3129.2**

Dear Sir/Madam:

Enclosed please find an Affidavit pursuant to Pa.R.C.P. 3129.2. As of the date of this letter, our office has forwarded the original affidavit to the Prothonotary's office to be filed of record.

Thank you for your attention to this matter.

Very truly yours,



Gregory Wilkins  
Paralegal

**\*\*\*THE PROPERTY IS LISTED FOR THE October 12, 2005 SHERIFF'S SALE.**

**MILSTEAD & ASSOCIATES, LLC**

By: Pina S. Wertzberger, Esquire

Attorney ID# 77472

Woodland Falls Corporate Park

220 Lake Drive East, Suite 301

Cherry Hill, NJ 08002

(856) 482-1400

Attorney for Plaintiff

---

<b>Wachovia Bank of Delaware, National</b>	<b>:</b>	<b>COURT OF COMMON PLEAS</b>
<b>Association, f/k/a First Union national</b>	<b>:</b>	<b>COLUMBIA COUNTY</b>
<b>Bank, Successor by Merger to First Union</b>	<b>:</b>	
<b>Home Equity Bank</b>	<b>:</b>	
<b>Plaintiff</b>	<b>:</b>	<b>No.: 2004-CV-52</b>
	<b>:</b>	
<b>Vs.</b>	<b>:</b>	<b><u>AFFIDAVIT PURSUANT TO</u></b>
	<b>:</b>	<b><u>Pa.R.C.P. 3129.2</u></b>
	<b>:</b>	
<b>Donald L. Young</b>		
<b>Geraldine Young</b>		
<b>Defendants</b>		

---

STATE OF PENNSYLVANIA       )  
COUNTY OF COLUMBIA       )

I, Pina S. Wertzberger, Esquire, of full age, being duly sworn according to law, upon my oath, depose and say,

1. On August 19, 2005, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendants, Donald L. Young and Geraldine Young, by certified mail, returned receipt requested. Copies of the signed certified cards are attached hereto and made a part hereof as Exhibit "A".

2. On August 18, 2005 and September 12, 2005, a notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "B".

MILSTEAD & ASSOCIATES, LLC

Pina S. Wertzberger, Esquire

Attorney ID No. 77472



2. Article Number



7160 3901 9849 1371 7952

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

Geraldine Young  
Columbia Village Apartments, Apt. 12  
S. Center Street  
Millville, PA 17846

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly)

B. Date of Delivery

8-19-05

C. Signature

x Donald Young

☒ Agent  
☐ Addressee  
☐ Yes  
☐ No

D. Is delivery address different from item 1?  
If YES, enter delivery address below:

**Reference Information**

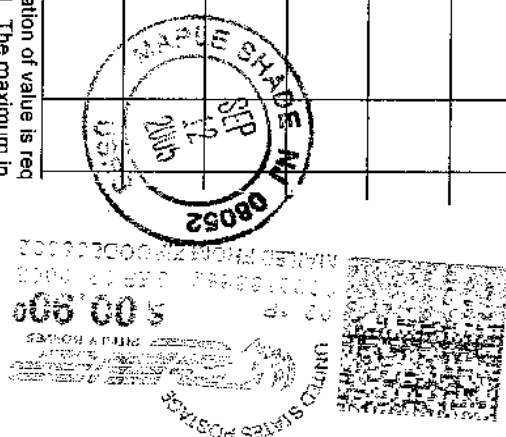
5.03220

GW

Young, Donald

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)	Insured Value	Due Sender If C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Del. Fee
1		Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105										
2												
3												
4												
5												
6												
7												
8												
Total Number of Pieces Listed by Sender			POSTMASTER, PER (Name of receiving employee)									
1												

PS FORM 3877 04-5-03220 FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL



MILSTEAD & ASSOCIATES, LLC  
Woodland Falls Corporate Park  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002

☒ Registered Mail  
☐ Insured  
☐ COD  
☐ Certified Mail  
☐ Express Mail

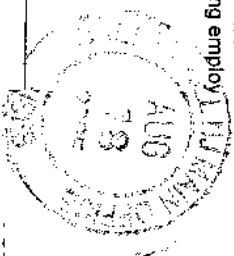
☐ Registered Mail:  
☐ With Postal Insurance  
☐ Without Postal Insurance

Affix stamp here if issued as certificate of mailing  
or for additional copies of this bill.

Lin	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (if Regis.)	Insured Value	Due Sender If C.O.D.	R.R. Fee	S.D. Fee	S.H. Fee	Rest. Del. Fee Remarks
1		First Union National Bank of DE 1 Rodney Square 920 King Street Wilmington, DE 19801										
2		Tenant/ Occupant RD 1 Box 166A Orangeville, PA 17859										
3		Department of Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815										
4												
5												
6												
7												
8												
9												
10												
Total Number of Pieces Listed by Sender			POSTMASTER, PER (Name of receiving employer)									

PS FORM 3877

503220



1450 U.S. POSTAGE PB3542950  
7184 \$00.90 AUG 18 2005  
8563 MAILED FROM ZIP CODE 08002

declaration of value is required on all domestic and international  
ed mail. The maximum indemnity payable for nonnegotiable  
ints under Express Mail document reconstruction insurance is  
per piece subject to a limit of \$50,000 per occurrence. The  
rm indemnity payable on Express Mail merchandise insurance is  
The maximum indemnity payable is \$25,000 for Registered Mail, \$500  
and \$500 for Insured Mail. Special handling charges apply only to  
ind Fourth-Class parcels. Special delivery service also includes  
handling service.  
ED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

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.

WACHOVIA BANK OF DELAWARE, NA

VS.

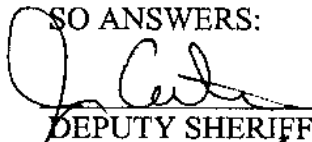
DONALD & GERALDINE YOUNG

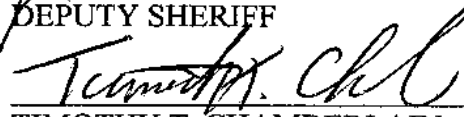
WRIT OF EXECUTION #96 OF 2005 ED

POSTING OF PROPERTY

September 8, 2005      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF DONALD & GERALDINE YOUNG AT 322 GREEN CREEK RD ORANGEVILLE  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.


SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 9<sup>TH</sup> DAY OF SEPTEMBER 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) 784-6300

WACHOVIA BANK OF DELAWARE,  
NATIONAL ASSOCIATION, F/K/A FIRST  
UNION NATIONAL BANK, SUCCESSOR BY  
MERGER TO FIRST UNION HOME EQUITY  
BANK

Docket # 96ED2005

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

DONALD L. YOUNG  
GERALDINE YOUNG

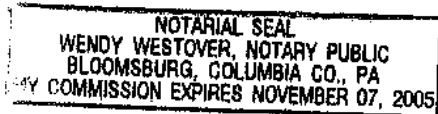
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JULY 26, 2005, AT 4:45 PM, SERVED THE WITHIN WRIT OF EXECUTION  
- MORTGAGE FORECLOSURE UPON DONALD YOUNG AT S. CENTER ST. COLUMBIA  
VILLAGE APT. 12, MILLVILLE BY HANDING TO DONALD YOUNG, , 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 MONDAY, AUGUST 01, 2005

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
J. CARTER  
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) 784-6308

WACHOVIA BANK OF DELAWARE,  
NATIONAL ASSOCIATION, F/K/A FIRST  
UNION NATIONAL BANK, SUCCESSOR BY  
MERGER TO FIRST UNION HOME EQUITY  
BANK

Docket # 96ED2005

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

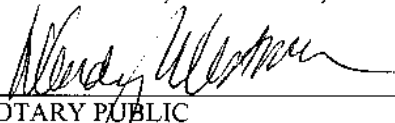
DONALD L. YOUNG  
GERALDINE YOUNG

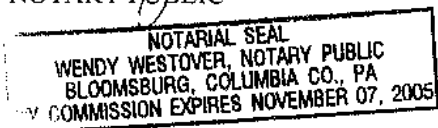
AFFIDAVIT OF SERVICE

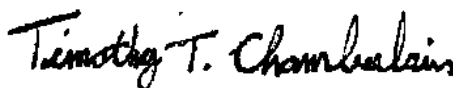
NOW, THIS TUESDAY, JULY 26, 2005, AT 4:45 PM, SERVED THE WITHIN WRIT OF EXECUTION  
- MORTGAGE FORECLOSURE UPON GERALDINE YOUNG AT S. CENTER ST. COLUMBIA  
VILLAGE APT. 12, MILLVILLE BY HANDING TO DONALD YOUNG, HUSBAND, A TRUE AND  
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS  
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, AUGUST 01, 2005

  
\_\_\_\_\_  
NOTARY PUBLIC



  
\_\_\_\_\_  
X

TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
\_\_\_\_\_  
X  
J. CARTER  
DEPUTY SHERIFF

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/22/2005

SERVICE# 1 - OF - 14 SERVICES  
DOCKET # 96ED2005

PLAINTIFF

WACHOVIA BANK OF DELAWARE, NATIONAL  
ASSOCIATION, F/K/A FIRST UNION NATIONAL BANK,  
SUCCESSOR BY MERGER TO FIRST UNION HOME  
EQUITY BANK

DEFENDANT

DONALD L. YOUNG  
GERALDINE YOUNG

ATTORNEY FIRM

MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED
DONALD YOUNG
S. CENTER ST. COLUMBIA VILLAGE
APT. 12
MILLVILLE

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

Donald

RELATIONSHIP

IDENTIFICATION

DATE 7-26-5

TIME 1645

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

7-26-5

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/22/2005

SERVICE# 2 - OF - 14 SERVICES  
DOCKET # 96ED2005

PLAINTIFF WACHOVIA BANK OF DELAWARE, NATIONAL  
ASSOCIATION, F/K/A FIRST UNION NATIONAL BANK,  
SUCCESSOR BY MERGER TO FIRST UNION HOME  
EQUITY BANK

DEFENDANT DONALD L. YOUNG  
GERALDINE YOUNG

ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED	PAPERS TO SERVED
GERALDINE YOUNG	WRIT OF EXECUTION - MORTGAGE
S. CENTER ST. COLUMBIA VILLAGE	FORECLOSURE
APT. 12	
MILLVILLE	

SERVED UPON Donald

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

DATE 2-26-05 TIME 1645 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 2-26-05



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/22/2005

SERVICE# 5 - OF - 14 SERVICES  
DOCKET # 96ED2005

PLAINTIFF

WACHOVIA BANK OF DELAWARE, NATIONAL  
ASSOCIATION, F/K/A FIRST UNION NATIONAL BANK,  
SUCCESSOR BY MERGER TO FIRST UNION HOME  
EQUITY BANK

DEFENDANT

DONALD L. YOUNG  
GERALDINE YOUNG

ATTORNEY FIRM

MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED

TENANT(S)

322 GREEN CREEK RD

ORANGEVILLE

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON House Entry

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

DATE 7-26-05 TIME 1720 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 7-26-05

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) 784-6308

Monday, July 25, 2005

**TENANT(S)**  
**322 GREEN CREEK RD**  
**ORANGEVILLE, PA 17859-**

**WACHOVIA BANK OF DELAWARE, NATIONAL ASSOCIATION, F/K/A**  
**FIRST UNION NATIONAL BANK, SUCCESSOR BY MERGER TO FIRST**  
**UNION HOME EQUITY BANK**  
**VS**  
**DONALD L. YOUNG**  
**GERALDINE YOUNG**

**DOCKET # 96ED2005**

**JD # 52JD2005**

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County

**MILSTEAD & ASSOCIATES, LLC**

By: Pina S. Wertzberger, Esquire

Attorney ID# 77274

Woodland Falls Corporate Park

220 Lake Drive East, Suite 301

Cherry Hill, NJ 08002

(856) 482-1400

Attorney for Plaintiff

**Wachovia Bank of Delaware, National  
Association, f/k/a First Union national  
Bank, Successor by Merger to First Union  
Home Equity Bank**  
Plaintiff

Vs.

**Donald L. Young  
Geraldine Young**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
: **COLUMBIA COUNTY**  
: *2005*  
: No.: *2004*-CV-52  
: *2005 ED-96*  
: **NOTICE OF SHERIFF'S SALE OF**  
: **REAL PROPERTY PURSUANT**  
: **TO P.A.R.C.P. 3129**  
:

**TAKE NOTICE:**

Your house (real estate) at RD 1 Box 166A, Orangeville, PA 17859 is scheduled to be sold at Sheriff's Sale on October 12, 2005 at 11:00 am in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$48,695.67 obtained by **Wachovia Bank of Delaware, National Association, f/k/a First Union national Bank, Successor by Merger to First Union Home Equity Bank.**

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The Sale will be cancelled if you pay to Milstead and Associates, LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.

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

3. You may also be able to stop the Sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of

{00053182}

stopping the Sale. (See Notice on next page and how to obtain an attorney).

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Milstead and Associates, LLC at 856-482-1400.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.
3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened you may call Milstead and Associates, LLC at 856-482-1400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the Buyer. At that time, the Buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

**YOU SHOULD TAKE THIS PAPER TO YOU 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.**

North Penn Legal Services  
168 E. 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(570) 784-8760

04-5-03220

ALL THAT CERTAIN piece, parcel and tract of land, Situate in Greenwood Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of the public road leading from Rohrsburg to Derrs and in other lands of the Grantors; thence by other lands of the Grantors and through an iron pin on the eastern side of said public road in an easterly direction, 350 feet to an iron pin on the western bank of a creek; thence along the creek bank in a southerly direction, 400 feet to an iron pin in the center of a lane; thence along the center of said lane in a westerly direction, 305 feet, across an iron pin to the center of the aforementioned public road; thence along the center of the said public road in a northerly direction, 425 feet to the place of beginning.

**Being known as RD 1 Box 166A, Orangeville, PA 17859**

**Tax Parcel Number: 17-17-1-1**

{00053182}

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 7/22/2005

SERVICE# 7 - OF - 14 SERVICES  
DOCKET # 96ED2005

PLAINTIFF

WACHOVIA BANK OF DELAWARE, NATIONAL  
ASSOCIATION, F/K/A FIRST UNION NATIONAL BANK,  
SUCCESSOR BY MERGER TO FIRST UNION HOME  
EQUITY BANK

DEFENDANT

DONALD L. YOUNG  
GERALDINE YOUNG

ATTORNEY FIRM

MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED

VICTORIA FRY-TAX COLLECTOR

80 TRIVELPIECE ROAD

ORANGEVILLE

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON VICTORIA

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

DATE 7-26-05 TIME 1635 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 7-26-05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/22/2005

SERVICE# 8 - OF - 14 SERVICES  
DOCKET # 96ED2005

PLAINTIFF WACHOVIA BANK OF DELAWARE, NATIONAL  
ASSOCIATION, F/K/A FIRST UNION NATIONAL BANK,  
SUCCESSOR BY MERGER TO FIRST UNION HOME  
EQUITY BANK

DEFENDANT DONALD L. YOUNG  
GERALDINE YOUNG  
ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

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

SERVED UPON Leslie Levar

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

DATE 7-26-05 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

J. C. [Signature]

DATE \_\_\_\_\_

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) 784-6380

Monday, July 25, 2005

**VICTORIA FRY-TAX COLLECTOR  
80 TRIVELPIECE ROAD  
ORANGEVILLE, PA 17859-**

**WACHOVIA BANK OF DELAWARE, NATIONAL ASSOCIATION, F/K/A  
FIRST UNION NATIONAL BANK, SUCCESSOR BY MERGER TO FIRST  
UNION HOME EQUITY BANK  
VS  
DONALD L. YOUNG  
GERALDINE YOUNG**

**DOCKET # 96ED2005**

**JD # 52JD2005**

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain  
Sheriff of Columbia County



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 7/22/2005

SERVICE# 11 - OF - 14 SERVICES  
DOCKET # 96ED2005

PLAINTIFF

WACHOVIA BANK OF DELAWARE, NATIONAL  
ASSOCIATION, F/K/A FIRST UNION NATIONAL BANK,  
SUCCESSOR BY MERGER TO FIRST UNION HOME  
EQUITY BANK

DEFENDANT

DONALD L. YOUNG  
GERALDINE YOUNG

ATTORNEY FIRM

MILSTEAD & ASSOCIATES, LLC

<b>PERSON/CORP TO SERVED</b>
COLUMBIA COUNTY TAX CLAIM
PO BOX 380
BLOOMSBURG

**PAPERS TO SERVED**

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON DEB Miller

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

DATE 7-25-5 TIME 0830 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

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

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. G. [Signature]

DATE 7-25-5

... COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 25-JUL-05

FEE: \$5.00

CERT. NO: 1043

YOUNG DONALD L & GERALDINE  
322 GREEN CREEK RD  
ORANGEVILLE PA 17859

DISTRICT: GREENWOOD TWP  
DEED 0289-0793  
LOCATION: GREEN CREEK RD  
PARCEL: 17 -17 -001-01,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2000	PRIM	427.57	2.94	0.00	430.51
2001	PRIM	862.06	16.12	0.00	878.18
2002	PRIM	1,057.24	16.42	0.00	1,073.66
2003	PRIM	1,096.27	18.56	110.00	1,224.83
2004	PRIM	982.36	20.18	0.00	1,002.54
TOTAL DUE :					\$4,609.72

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

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

REQUESTED BY: Timothy T. Chamberlain  
dm.

# REAL ESTATE OUTLINE

ED # 96-05

DATE RECEIVED 7-22-05  
DOCKET AND INDEX 7-25-05  
SET FILE FOLDER UP 7-27-05

## 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# 18237

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

SALE DATE Oct. 12, 05 TIME 1/00  
POSTING DATE Sept. 8, 05  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK Sept. 21  
2<sup>ND</sup> WEEK Sept. 28  
3<sup>RD</sup> WEEK Oct. 5, 05

# SHERIFF'S SALE

WEDNESDAY OCTOBER 12, 2005 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 96 OF 2005 ED AND CIVIL WRIT NO. 52 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and tract of land, Situate in Greenwood Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of the public road leading from Rohrsburg to Derrs and in other lands of the Grantors; thence by other lands of the Grantors and through an iron pin on the eastern side of said public road in an easterly direction, 350 feet to an iron pin on the western bank of a creek; thence along the creek bank in a southerly direction, 400 feet to an iron pin in the center of a lane; thence along the center of said lane in a westerly direction, 305 feet across an iron pin to the center of the aforementioned public road; thence along the center of the said public road in a northerly direction, 425 feet to the place of beginning.

Being known as RD 1 Box 166A, Orangeville, PA 17859

Tax Parcel Number: 17-17-1-1

## 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  
Pina S. Wertzberger  
220 Lake Drive East  
Cherry Hill, NJ 08002

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

# SHERIFF'S SALE

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WEDNESDAY OCTOBER 12, 2005 AT 11:00 AM

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Plaintiff's Attorney  
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220 Lake Drive East  
Cherry Hill, NJ 08002

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

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

**Wachovia Bank of Delaware, National  
Association, f/k/a First Union national  
Bank, Successor by Merger to First Union  
Home Equity Bank**  
**Plaintiff**

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

*2005*  
NO.: ~~2004~~-CV-52

*2005-ED-96*  
**WRIT OF EXECUTION**

**(MORTGAGE FORECLOSURE)**

**Vs.**

**Donald L. Young  
Geraldine Young**  
**Defendant(s)**

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

RD 1 Box 166A, Orangeville, PA 17859  
(see legal description attached)

AMOUNT DUE	\$48,695.67
INTEREST	
From 5/27/05 to Date of	\$
Sale at \$8.00 per diem	

Total	\$	Plus costs
-------	----	------------

as endorsed.

Dated: \_\_\_\_\_

7/22/05

*Fanni B. Kline*

Prothonotary, Common Pleas Court of  
Columbia County, Penna.

By: \_\_\_\_\_

*Elizabeth A. Brennan*  
Deputy

(SEAL)

ALL THAT CERTAIN piece, parcel and tract of land, Situate in Greenwood Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of the public road leading from Rohrsburg to Derrs and in other lands of the Grantors; thence by other lands of the Grantors and through an iron pin on the eastern side of said public road in an easterly direction, 350 feet to an iron pin on the western bank of a creek; thence along the creek bank in a southerly direction, 400 feet to an iron pin in the center of a lane; thence along the center of said lane in a westerly direction, 305 feet, across an iron pin to the center of the aforementioned public road; thence along the center of the said public road in a northerly direction, 425 feet to the place of beginning.

**Being known as RD 1 Box 166A, Orangeville, PA 17859**

**Tax Parcel Number: 17-17-1-1**

{00053182}

# MILSTEAD & ASSOCIATES, LLC

## Attorneys at Law

Woodland Falls Corporate Park  
220 Lake Drive East, Ste 301  
Cherry Hill, New Jersey 08002  
TEL(856)482-1400 FAX(856)482-9190

Philadelphia Address:  
235 South 13<sup>th</sup> Street  
Philadelphia, PA 19107

Michael J. Milstead, Esq  
MICHAEL@MILSTEADLAW.COM

Pina S. Wertzberger, Esq. PA & NJ  
PWERTZBERGER@MILSTEADLAW.COM

Lisa Ann Thomas, Foreclosure Administrator  
lthomas@milsteadlaw.com

Please Reply To: NJ Office  
Our file No.: 04-5-03220

July 19, 2005

Office of the Sheriff  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

**Re: Wachovia Bank of Delaware, National Association, f/k/a First Union national Bank,  
Successor by Merger to First Union Home Equity Bank vs. Donald L. Young and  
Geraldine Young  
Service of Defendants**

Dear Sir/Madam:

Please serve the defendant(s) as listed below:

**Donald L. Young - Columbia Village Apartments, Apt. 12, S. Center Street,  
Millville, PA 17846**

**Geraldine Young - Columbia Village Apartments, Apt. 12, S. Center Street,  
Millville, PA 17846**

Also post the handbill on the mortgage premises listed below:

**RD 1 Box 166A, Orangeville, PA 17859**

Once service has been completed please forward the returns to our office in the enclosed self addressed stamped envelope.

{00053182}



**MILSTEAD & ASSOCIATES, LLC**

By: Pina S. Wertzberger, Esquire

Attorney ID# 77274

Woodland Falls Corporate Park

220 Lake Drive East, Suite 301

Cherry Hill, NJ 08002

(856) 482-1400

Attorney for Plaintiff

**Wachovia Bank of Delaware, National  
Association, f/k/a First Union national  
Bank, Successor by Merger to First Union  
Home Equity Bank**  
Plaintiff

vs.

**Donald L. Young  
Geraldine Young**

**Defendant(s)**

: **COURT OF COMMON PLEAS**  
: **COLUMBIA COUNTY**  
:  
: No.: *2005* ~~2004~~-CV-52  
: *2005-ED-96*  
: **AFFIDAVIT PURSUANT**  
: **TO RULE 3129.1**

:  
:

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

**Wachovia Bank of Delaware, National Association, f/k/a First Union national Bank,  
Successor by Merger to First Union Home Equity Bank, Plaintiff** in the above entitled cause  
of action, sets forth as of the date the praecipe for writ of execution was filed the following  
information concerning the real property located at RD 1 Box 166A, Orangeville, PA 17859:

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

Donald L. Young  
Columbia Village Apartments, Apt. 12  
S. Center Street  
Millville, PA 17846

Geraldine Young  
Columbia Village Apartments, Apt. 12  
S. Center Street  
Millville, PA 17846

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

Same as above

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

First Union National Bank of DE  
1 Rodney Square  
920 King Street  
Wilmington, DE 19801

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

Wachovia Bank of Delaware, National  
Association, f/k/a First Union national Bank,  
Successor by Merger to First Union Home  
Equity Bank  
(Plaintiff herein)  
1100 Corporate Center Drive  
Raleigh, NC 27607

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

None Known

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

None Known

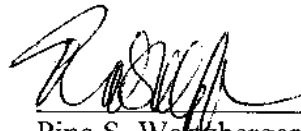
7. Name and address of every person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Tenant/Occupant  
RD 1 Box 166A  
Orangeville, PA 17859

Department of Domestic Relations  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Commonwealth of Pennsylvania  
Department of Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

I verify that the statements made in the 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.



Pina S. Wertzberger, Esquire  
Attorney for Plaintiff

Date: July 19, 2005  
{00053182}

**MILSTEAD & ASSOCIATES, LLC**

By: Pina S. Wertzberger, Esquire

Attorney ID# 77274

Woodland Falls Corporate Park

220 Lake Drive East, Suite 301

Cherry Hill, NJ 08002

(856) 482-1400

Attorney for Plaintiff

**Wachovia Bank of Delaware, National  
Association, f/k/a First Union national  
Bank, Successor by Merger to First Union  
Home Equity Bank  
Plaintiff**

vs.

**Donald L. Young  
Geraldine Young**

**Defendant(s)**

: **COURT OF COMMON PLEAS**

: **COLUMBIA COUNTY**

: *2005*  
: **No.: 2004-CV-52**

: *2005-ED-96*  
: **AFFIDAVIT PURSUANT**

: **TO RULE 3129.1**

:

:

**COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA**

**Wachovia Bank of Delaware, National Association, f/k/a First Union national Bank,  
Successor by Merger to First Union Home Equity Bank, Plaintiff in the above entitled cause  
of action, sets forth as of the date the praecipe for writ of execution was filed the following  
information concerning the real property located at RD 1 Box 166A, Orangeville, PA 17859:**

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

Donald L. Young  
Columbia Village Apartments, Apt. 12  
S. Center Street  
Millville, PA 17846

Geraldine Young  
Columbia Village Apartments, Apt. 12  
S. Center Street  
Millville, PA 17846

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

Same as above

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

First Union National Bank of DE  
1 Rodney Square  
920 King Street  
Wilmington, DE 19801

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

Wachovia Bank of Delaware, National  
Association, f/k/a First Union national Bank,  
Successor by Merger to First Union Home  
Equity Bank  
(Plaintiff herein)  
1100 Corporate Center Drive  
Raleigh, NC 27607

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

None Known

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

None Known

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

Tenant/Occupant  
RD 1 Box 166A  
Orangeville, PA 17859

Department of Domestic Relations  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Commonwealth of Pennsylvania  
Department of Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

I verify that the statements made in the 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.



Pina S. Weitzberger, Esquire  
Attorney for Plaintiff

Date: July 19, 2005

{00053182}

**MILSTEAD & ASSOCIATES, LLC**

By: Pina S. Wertzberger, Esquire

Attorney ID# 77274

Woodland Falls Corporate Park

220 Lake Drive East, Suite 301

Cherry Hill, NJ 08002

(856) 482-1400

Attorney for Plaintiff

**Wachovia Bank of Delaware, National  
Association, f/k/a First Union national  
Bank, Successor by Merger to First Union  
Home Equity Bank  
Plaintiff**

vs.

**Donald L. Young  
Geraldine Young**

**Defendant(s)**

: **COURT OF COMMON PLEAS**

: **COLUMBIA COUNTY**

: *2005*  
: No.: ~~2004~~-CV-52

: *2005-ED-96*

: **CERTIFICATION**


:  
:  
:

**CERTIFICATION**

Pina S. Wertzberger, Esquire, hereby verifies that she is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ( ) An FHA Mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- (X) Act 91 Procedures have been fulfilled

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

  
\_\_\_\_\_  
Pina S. Wertzberger, Esquire  
Attorney for Plaintiff

Date: July 19, 2005

**MILSTEAD & ASSOCIATES, LLC**

By: Pina S. Wertzberger, Esquire

Attorney ID# 77274

Woodland Falls Corporate Park

220 Lake Drive East, Suite 301

Cherry Hill, NJ 08002

(856) 482-1400

Attorney for Plaintiff

**Wachovia Bank of Delaware, National  
Association, f/k/a First Union national  
Bank, Successor by Merger to First Union  
Home Equity Bank**  
Plaintiff

vs.

**Donald L. Young  
Geraldine Young**

Defendant(s)

: COURT OF COMMON PLEAS

: COLUMBIA COUNTY

: *2005*  
: No.: *2004*-CV-52

: *2005-ED-96*

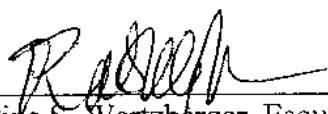
: CERTIFICATION

**CERTIFICATION**

Pina S. Wertzberger, Esquire, hereby verifies that she is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ( ) An FHA Mortgage
- ( ) Non-owner occupied
- ( ) Vacant
- (X) Act 91 Procedures have been fulfilled

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

  
Pina S. Wertzberger, Esquire  
Attorney for Plaintiff

Date: July 19, 2005

**MILSTEAD & ASSOCIATES, LLC**

By: Pina S. Wertzberger, Esquire

Attorney ID# 77274

Woodland Falls Corporate Park

220 Lake Drive East, Suite 301

Cherry Hill, NJ 08002

(856) 482-1400

Attorney for Plaintiff

**Wachovia Bank of Delaware, National  
Association, f/k/a First Union national  
Bank, Successor by Merger to First Union  
Home Equity Bank**  
Plaintiff

Vs.

**Donald L. Young  
Geraldine Young**  
Defendant(s)

: **COURT OF COMMON PLEAS**  
: **COLUMBIA COUNTY**  
: *2005*  
: No.: ~~2004~~-CV-52  
: *2005-ED-96*  
: **NOTICE OF SHERIFF'S SALE OF**  
: **REAL PROPERTY PURSUANT**  
: **TO P.A.R.C.P. 3129**  
:

**TAKE NOTICE:**

Your house (real estate) at RD 1 Box 166A, Orangeville, PA 17859 is scheduled to be sold at Sheriff's Sale on \_\_\_\_\_ at \_\_\_\_\_ in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$48,695.67 obtained by **Wachovia Bank of Delaware, National Association, f/k/a First Union national Bank, Successor by Merger to First Union Home Equity Bank.**

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The Sale will be cancelled if you pay to Milstead and Associates, LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.

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

3. You may also be able to stop the Sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of  
{00053182}

stopping the Sale. (See Notice on next page and how to obtain an attorney).

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Milstead and Associates, LLC at 856-482-1400.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.
3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened you may call Milstead and Associates, LLC at 856-482-1400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the Buyer. At that time, the Buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

**YOU SHOULD TAKE THIS PAPER TO YOU 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.**

North Penn Legal Services  
168 E. 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(570) 784-8760

04-5-03220



ALL THAT CERTAIN piece, parcel and tract of land, Situate in Greenwood Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of the public road leading from Rohrsburg to Derrs and in other lands of the Grantors; thence by other lands of the Grantors and through an iron pin on the eastern side of said public road in an easterly direction, 350 feet to an iron pin on the western bank of a creek; thence along the creek bank in a southerly direction, 400 feet to an iron pin in the center of a lane; thence along the center of said lane in a westerly direction, 305 feet, across an iron pin to the center of the aforementioned public road; thence along the center of the said public road in a northerly direction, 425 feet to the place of beginning.

**Being known as RD 1 Box 166A, Orangeville, PA 17859**  
**Tax Parcel Number: 17-17-1-1**

{00053182}

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**Tax Parcel Number: 17-17-1-1**

{00053182}

ALL THAT CERTAIN piece, parcel and tract of land, Situate in Greenwood Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of the public road leading from Rohrsburg to Derrs and in other lands of the Grantors; thence by other lands of the Grantors and through an iron pin on the eastern side of said public road in an easterly direction, 350 feet to an iron pin on the western bank of a creek; thence along the creek bank in a southerly direction, 400 feet to an iron pin in the center of a lane; thence along the center of said lane in a westerly direction, 305 feet, across an iron pin to the center of the aforementioned public road; thence along the center of the said public road in a northerly direction, 425 feet to the place of beginning.

**Being known as RD 1 Box 166A, Orangeville, PA 17859**  
**Tax Parcel Number: 17-17-1-1**

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**Being known as RD 1 Box 166A, Orangeville, PA 17859**  
**Tax Parcel Number: 17-17-1-1**

{00053182}

**SHORT DESCRIPTION(for advertising)**

**DOCKET NO:** 2004-CV-52

ALL THAT CERTAIN lot or piece of ground situate in Greenwood Township, County of Columbia, and Commonwealth of Pennsylvania

**TAX PARCEL NO:** 17-17-1-1

**PROPERTY ADDRESS** RD 1 Box 166A  
Orangeville, PA 17859

**IMPROVEMENTS:** a Residential Dwelling

**SOLD AS THE PROPERTY OF:** Donald L. Young  
Geraldine Young

**ATTORNEY'S NAME:** Pina S. Wertzberger, Esquire

**SHERIFF'S NAME:** Harry A. Roadarmel

**SHORT DESCRIPTION(for advertising)**

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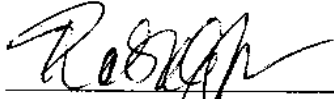
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**SHERIFF'S NAME:** Harry A. Roadarmel

**WAIVER OF WATCHMAN**

Any Deputy Sheriff levying upon or attaching any property under within writ may leave same with a watchman, in custody of whomever is found in possession, after notifying 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.



\_\_\_\_\_  
Pina S. Wertzberger, Esquire  
Attorney for Plaintiff

**Milstead & Associates LLC**  
220 LAKE DRIVE EAST, SUITE 301  
CHERRY HILL, NJ 08002  
856-482-1400



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18237

DATE 07/19/05  
CHECK  
AMOUNT \*\*\$1,350.00

\*\*\* ONE THOUSAND THREE HUNDRED FIFTY & 00/100 DOLLARS

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT

⑈018237⑈ ⑆031201360⑆

67 8306 2⑈