

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

Wachovia Bank of Delaware vs Carol Ann Fetter & Terry Sitter

NO. 13-06 ED NO. 1375-05 JD

DATE/TIME OF SALE: 4-26-06 0930

BID PRICE (INCLUDES COST) \$ 2213.97

POUNDAGE - 2% OF BID \$ 44.28

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2258.25

PURCHASER(S): 

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 2258.25

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 908.25

SHERIFF'S SALE COST SHEET

Wachovia Bank of Delaware vs. Carel Ann Pedder & Terry Sittler
 NO. 13-06 ED NO. 1375-05 JD DATE/TIME OF SALE Apr 26, 06 0930

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>57.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>466.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>700.00</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>925.00</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>321.05</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>317.65</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>303.82</u>	
WATER 20	\$	
TOTAL *****		\$ <u>303.82</u>

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2243.97

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. 9.04333

May 1, 2006

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

Re: Wachovia Bank of Delaware, et. al. vs. Carol Fedder
Docket Number: 2005-CV-1375
Sale Date: April 26, 2006

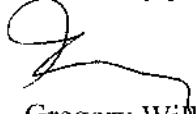
Dear Sir/Madam:

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, 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

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 P

BLOCK 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 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

**Pina S. Wertzberger, Esquire
Milstead & Associates, LLC**

TELEPHONE NUMBER

(856) 482-1400

STREET ADDRESS

220 Lake Drive East, Suite 301

CITY/STATE/ZIP CODE

Cherry Hill, NJ 08002**B. TRANSFER DATA****DATE OF ACCEPTANCE OF DOCUMENT**

GRANTOR(S) LESSOR(S)

Sheriff of Columbia County

GRANTEE(S) LESSEE(S)

**Wachovia Bank of Delaware, National Association, f/k/a
First Union National Bank of Delaware**

STREET ADDRESS

35 West Main Street

STREET ADDRESS

1100 Corporate Center Drive

CITY

Bloomsburg

STATE

PA

ZIP CODE

17815

CITY

Raleigh

STATE

NC

ZIP CODE

27607**C. PROPERTY LOCATION**

STREET ADDRESS

311 North Orchard Street

CITY, TOWNSHIP, BOROUGH

Berwick

COUNTY

Columbia

SCHOOL DISTRICT

TAX PARCEL NUMBER

04C-02-103**D. VALUATION DATA**

1. ACTUAL CASH CONSIDERATION

\$2,258.25

2. OTHER CONSIDERATION

0

3. TOTAL CONSIDERATION

\$2,258.25

4. COUNTY ASSESSED VALUE

\$17,773.00

5. COMMON LEVEL RATIO FACTOR

3.26

6. FAIR MARKET VALUE

\$57,939.98**E. EXEMPTION DATA**

1a. AMOUNT OF EXEMPTION CLAIMED

100%

1b. PERCENTAGE OF INTEREST CONVEYED

100%**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.)☐ 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.)☐ TRANSFER FROM MORTGAGOR TO A HOLDER OF A MORTGAGE IN DEFAULT. MORTGAGE BOOK NUMBER **Instr#200009507**, PAGE NUMBER☐ 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.)

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

5/1/06

24573

Commerce Bank

America's Most Convenient Bank

1-B00-YES-2000

55-136312

DATE _____

04/27/06

CHECK

AMOUNT

*****\$908.25

*** NINE HUNDRED EIGHT & 25/100 DOLLARS

PAY
TO THE
ORDER
OF

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT

2

SAFEGUARD
SPECIALTY FOODS

5

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

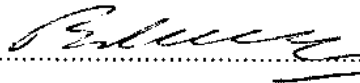
[illegible]

2

2

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brandon R. Eycrly, Publisher, 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 April 5, 12, 19, 2006 is printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

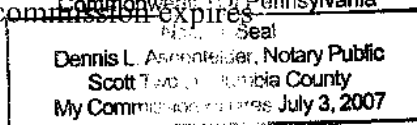

.....

Sworn and subscribed to before me this 24th day of April 2006


.....

(Notary Public)

My commission expires ~~Commonwealth 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.

.....

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 13TH STREET

PHILADELPHIA, PA 19107

MICHAEL J. MILSTEAD, ESQ.

michael@milsteadlaw.com

PINA S. WERTZBERGER, ESQ. PA & NJ

PWertzberger@milsteadlaw.com

LISA ANN THOMAS, FURCLOSURE ADMINISTRATOR

LJTHOMAS@MILSTEADLAW.COM

PLEASE REPLY TO: NJ OFFICE

OUR FILE NO.: 05-5-04333

March 24, 2006

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

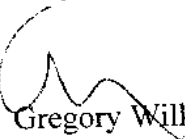
**Re: Wachovia Bank of Delaware, N.A., f/k/a First Union National Bank of Delaware vs.
Carol Ann Fedder and Terry M. Sitler
Docket Number: 2005-CV-1375
Affidavit Pursuant to Pa.R.C.P. 3129.2**

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 April 26, 2006 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

**Wachovia Bank of Delaware, N.A., f/k/a
First Union National Bank of Delaware**

Plaintiff

Vs.

Carol Ann Fedder

Terry M. Sitler

Defendants

: COURT OF COMMON PLEAS

: COLUMBIA COUNTY

:

:

: No.: 2005-CV-1375

:

: AFFIDAVIT PURSUANT TO

: Pa.R.C.P. 3129.2

:

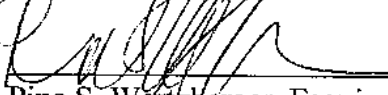
STATE OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

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

1. On February 14, 2006, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendants, Carol Ann Fedder and Terry M. Sitler, by the Sheriff's Office of Columbia County.

2. On February 28, 2006, 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 "A".

MILSTEAD & ASSOCIATES, LLC


Pina S. Wertzberger, Esquire
Attorney ID No. 77472

NAME AND ADDRESS OF SENDER

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

INDICATE TYPE OF MAIL

X Certificate Mailing
☐ Insured
☐ COD
☐ Certified Mail

CHECK APPROPRIATE BLOCK FOR

Registered Mail:

☐ With Postal Insurance
☐ Without Postal Insurance

POSTMARK AND DATE OF RECEIPT

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

Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee	Handling Charge	Act. Value (If Regls.)	Insured Value	Due Sender If C.O.D.	R.R. Fee	S.D. Fee	Def. Fee	Remarks
1		Tenant/Occupant 311 North Orchard Street Berwick, PA 18603										
2		Department of Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815										
3		Commonwealth of PA Department of Welfare P.O. Box 2675 Harrisburg, PA 17105										
4		Key Federal Savings Bank P.O. Box 3067 Baton Rouge, LA 70821										
5												
6												
7												
8												
9												
Total Number of Pieces Listed by Sender		4										

POSTMASTER, PER
(Name of receiving employee)

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special handling service.

FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL

05-5-04333

PS FORM 3877

Article Number

Transfer from service label)

Form 3811, February 2004

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11


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:

INTERNAL REVENUE SERVICE

COMPLETE THIS SECTION ON DELIVERY

A. Signature


B. Received by (Printed Name)
Robert A. Collier

C. Date of Delivery
FEB 03 2004

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> 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. 		A. Signature 13 <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Address	
1. Article Addressed to: Wachovia Bank of Delaware 1100 Corporate Center Drive Raleigh, NC 27607		B. Received by (Printed Name) C. Date of Delivery JAY VERNON 02/08/96	
		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No	

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

13

Agent

B. Received by (Printed Name)

FEB 07 2006

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

If YES, enter delivery address below:

3. Service Type

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

2. Article Number

(Transfer from service label)

7005 1160 0000 0372 6879

PS Form 3811, February 2004

Domestic Return Receipt

102555-02-M-11

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

FEB 07 2006

C. Date of Delivery

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

If YES, enter delivery address below:

3. Service Type

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

2. Article Number

(Transfer from service label)

7005 1160 0000 0372 6855

PS Form 3811, February 2004

Domestic Return Receipt

102555-02-M-11

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

VS.



CAROL ANN & TERRY SITLER

WRIT OF EXECUTION #13 OF 2006 ED

POSTING OF PROPERTY


March 22, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF CAROL ANN & TERRY SITLER AT 311 NORTH ORCHARD ST. 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 22ND DAY OF MARCH 2006


COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-3625

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 784-4308

WACHOVIA BANK OF DELAWARE, N.A.,
F/K/A FIRST UNION NATIONAL BANK OF
DELAWARE

Docket # 13ED2006

VS


WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

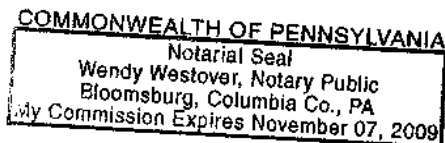
CAROL ANN FEDDER
TERRY M. SITLER

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, FEBRUARY 14, 2006, AT 11:40 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON TERRY SITLER AT 212 IRON STREET,
BERWICK BY HANDING TO CAROL FEDDER, Friend, A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, FEBRUARY 15, 2006


NOTARY PUBLIC



SO ANSWERS,


SHERIFF TIMOTHY T. CHAMBERLAIN

X 
P. D'ANGELO
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) 784-4306

WACHOVIA BANK OF DELAWARE, N.A.,
F/K/A FIRST UNION NATIONAL BANK OF
DELAWARE

Docket # 13ED2006

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

CAROL ANN FEDDER
TERRY M. SITLER

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, FEBRUARY 14, 2006, AT 11:40 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON CAROL ANN FEDDER AT 212 IRON
STREET, BERWICK BY HANDING TO CAROL FEDDER, , A TRUE AND ATTESTED COPY OF
THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, FEBRUARY 15, 2006

Wendy Westover
NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2009

X *P. D'Angelo*
P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/2/2006

SERVICE# 1 - OF - 15 SERVICES
DOCKET # 13ED2006

PLAINTIFF

WACHOVIA BANK OF DELAWARE, N.A., F/K/A FIRST
UNION NATIONAL BANK OF DELAWARE

DEFENDANT

CAROL ANN FEDDER
TERRY M. SITLER

ATTORNEY FIRM

MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED

CAROL ANN FEDDER

212 IRON ST.

BLOOMSBURG

BERWICK

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON CAROL ANN FEDDER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02/14/06 TIME 1140 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) Checked with Bloom B
No Address Found For her

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

2-7-06 1000 Arter cd

2-9-06 0930 KPTIK cd

DEPUTY

DATE 2-10-06

[Signature]
[Signature]

02/14/06

212 IRON ST
236 E 9th
BERWICK

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/2/2006

SERVICE# 2 - OF - 15 SERVICES
DOCKET # 13ED2006

PLAINTIFF WACHOVIA BANK OF DELAWARE, N.A., F/K/A FIRST
UNION NATIONAL BANK OF DELAWARE

DEFENDANT CAROL ANN FEDDER
TERRY M. SITLER

ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED

TERRY SITLER

212 IRON ST.

BLOOMSBURG

PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON

CAROL ANN FEDDER

RELATIONSHIP

FRIEND

IDENTIFICATION

DATE 02/14/06

TIME

1140

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) CR PO - NO ADDRESS

FOR HIRE FOR BLOOMING

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

2-7-6

1000

ARTER

CR

2-8-6

0930

ARTER

CR

DEPUTY

DATE

2-10-6

Handwritten signature

02/14/06



February 7, 2006

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

**WACHOVIA BANK OF DELAWARE, N.N., F/K/A FIRST UNION
NATIONAL BANK OF DELAWARE**

VS

**CAROL ANN FEDDER
TERRY M. SITLER**

DOCKET # 13ED2006

JD # 1375JD2005

Dear Timothy:

The balance on sewer account #128841 for the property located at 311 N. Orchard Street, Berwick through April 2006 is \$303.82.

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

Sincerely,

Kristy Romig
Authority Clerk

Hearing Impaired 711
"BAJSA is an Equal Opportunity Provider and Provider"
1108 Freas Avenue • Berwick, Pennsylvania 18603

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/2/2006

SERVICE# 5 - OF - 15 SERVICES
DOCKET # 13ED2006

PLAINTIFF WACHOVIA BANK OF DELAWARE, N.A., F/K/A FIRST
UNION NATIONAL BANK OF DELAWARE

DEFENDANT CAROL ANN FEDDER
TERRY M. SITLER

ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED
TENANT(S)
311 NORTH ORCHARD ST.
BERWICK

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON POSTED (VACANT)

RELATIONSHIP _____ IDENTIFICATION _____

DATE 02-06-06 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

Paul Dill DATE 02-06-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/2/2006

SERVICE# 7 - OF - 15 SERVICES
DOCKET # 13ED2006

PLAINTIFF WACHOVIA BANK OF DELAWARE, N.A., F/K/A FIRST
UNION NATIONAL BANK OF DELAWARE

DEFENDANT CAROL ANN FEDDER
TERRY M. SITLER

ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED	PAPERS TO SERVED
CONNIE GINGHER-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
1615 LINCOLN AVE.	FORECLOSURE
BERWICK	

SERVED UPON MARGIE FIRST

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 02-06-06 TIME 1030 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) _____

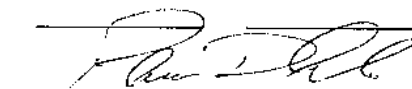
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 02-06-06

Tax Notice 2005 County & Municipality
 BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
 Connie C Gingher
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR & FRI 9:30AM - 4PM
 CLOSED WEDNESDAY & HOLIDAYS
 CLOSED FRIDAY AFTER DISCOUNT
PHONE: 570-752-7442

FOR: COLUMBIA COUNTY DATE 03/01/2005 BILL NO. 3494

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INC. PENALTY
GENERAL	17.773	5.646	98.34	100.35	110.39
SINKING		1.345	23.42	23.90	26.29
LIGHT		.75	13.06	13.33	14.00
FIRE		1.75	30.48	31.10	32.66
BORO RE		6.6	114.95	117.30	123.17
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			280.25	285.98	306.51
			April 30	June 30	June 30
			If paid on or before	If paid on or before	If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

FEDDER CAROL ANN
 SITLER TERRY M
 311 NORTH ORCHARD STREET
 BERWICK PA 18603

Discount 2 %	2 %	TWP
Penalty 10 %	5 %	
PARCEL: 04C-02 -103-00.000		
311 N ORCHARD ST	Land	2,624
.1506 Acres	Buildings	15,149
Total Assessment		17,773

This tax returned to courthouse on:
 January 1, 2006

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment
 THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TAX NOTICE 2005 SCHOOL REAL ESTATE
 BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
 CONNIE C. GINGHER
 1615 LINCOLN AVENUE
 BERWICK, PA 18603

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC. PENALTY
REAL ESTATE	17773	44.750	779.43	795.34	874.87
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.					
PAY THIS AMOUNT			779.43	795.34	874.87
			Sept 30	Nov 30	Dec 1-15
			IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER

M FEDDER CAROL ANN
A SITLER TERRY M
I 311 NORTH ORCHARD STREET
L BERWICK PA 18603

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION	ACCT.	20516
PARCEL 04C02 10300000		
311 N ORCHARD ST	2624.00	SCHOOL PENALTY 10%
20000-9506	15149.00	TAX RETURNED TO
0.15 ACRES		COURTHOUSE DEC 15

Original

MAKE SEPERATE CHECKS FOR SCHOOL PAYMENT
 CR-1036170

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/2/2006

SERVICE# 8 - OF - 15 SERVICES
DOCKET # 13ED2006

PLAINTIFF WACHOVIA BANK OF DELAWARE, N.A., F/K/A FIRST
UNION NATIONAL BANK OF DELAWARE

DEFENDANT CAROL ANN FEDDER
TERRY M. SITLER

ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	WRIT OF EXECUTION - MORTGAGE
1108 FREAS AVE.	FORECLOSURE
BERWICK	

SERVED UPON Kristy Romig

RELATIONSHIP Client IDENTIFICATION _____

DATE 02-06-06 TIME 1100 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY Paul D. [Signature] DATE 02-06-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/2/2006

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 13ED2006

PLAINTIFF WACHOVIA BANK OF DELAWARE, N.A., F/K/A FIRST
UNION NATIONAL BANK OF DELAWARE

DEFENDANT CAROL ANN FEDDER
TERRY M. SITLER

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 LeMay

RELATIONSHIP Cust Service IDENTIFICATION _____

DATE 2-6-6 TIME 09:00 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature] DATE 2-6-6

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 02/03/2006

Fee: \$5.00

Cert. NO: 1646

FEDDER CAROL ANN
SITLER TERRY M
311 NORTH ORCHARD STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20000 -9506
Location: 311 N ORCHARD ST
Parcel Id:04C-02 -103-00,000

Assessment: 17,773
Balances as of 02/03/2006

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

NO TAX CLAIM TAXES DUE

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/2/2006

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 13ED2006

PLAINTIFF WACHOVIA BANK OF DELAWARE, N.A., F/K/A FIRST
UNION NATIONAL BANK OF DELAWARE

DEFENDANT CAROL ANN FEDDER
TERRY M. SITLER

ATTORNEY FIRM MILSTEAD & ASSOCIATES, LLC

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP clerk IDENTIFICATION _____

DATE 2-3-6 TIME 1405 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Miller
DATE 2-3-6

REAL ESTATE OUTLINE

ED # 13-06

DATE RECEIVED 2-2-06
DOCKET AND INDEX 2-2-06
SET FILE FOLDER UP 2-2-06

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# 22476

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

SALE DATE Apr 26, 06 TIME 0930
POSTING DATE Mar 22, 06
ADV. DATES FOR NEWSPAPER
1ST WEEK Apr 5
2ND WEEK 12
3RD WEEK 19, 06

SHERIFF'S SALE

WEDNESDAY APRIL 26, 2006 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 13 OF 2006 ED AND CIVIL WRIT NO. 1375 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 or tract of land, Situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the Westerly side of Orchard Street as extended North from Orange Street at the Northeast corner of Lot No. 4; Thence along the boundary line between Lot No. 4 and Lot No. 3 of the Martha L. Ferris Plot of Lots on the West side of Orchard Street, Berwick, Columbia County, Pennsylvania, as shown and designated on the Blue Print Survey made by Boyd Trescott, Registered Engineer on July 13, 1933, North 69 degrees West, a distance of 164 feet to a point a corner in line of Lot No. 4 and land now or late of Bruce Dent; Thence North 21 degrees East, along the line of lands now or late of Bruce Dent, a distance of 40 feet to a point a corner of land conveyed to Mario Cerasoli and Judith Cerasoli, his wife; Thence along same South 69 degrees East, a distance of 164 feet to the Westerly side of Orchard Street; Thence along the Westerly side of Orchard Street South 21 degrees West, a distance of 40 feet to a point, the place of beginning.

Being all of Lot No. 3 of the Martha L. Ferris Plot of Lots aforesaid, excepting a five foot strip along the Northern boundary of said Lot No. 3.

Being known as 311 North Orchard Street, Berwick, PA 18603

Tax Parcel Number: 04-C02-103

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.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY APRIL 26, 2006 AT 9:30 AM

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Being known as 311 North Orchard Street, Berwick, PA 18603

Tax Parcel Number: 04-C02-103

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

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

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

**Wachovia Bank of Delaware, N.A., f/k/a
First Union National Bank of Delaware
Plaintiff**

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

Vs.

NO.: 2005-CV-1375

2006-ED-13

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

**Carol Ann Fedder
Terry M. Sitrer
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):

311 North Orchard Street, Berwick, PA 18603
(see legal description attached)

AMOUNT DUE	\$77,590.06
INTEREST	
From 1/31/06 to Date of	\$
Sale at \$12.75 per diem	

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

as endorsed.

Dated: 02-02-06

Tamara B. Kline

Prothonotary, Common Please Court of
Columbia County, Penna.

(SEAL)

By: *Barbara J. Silvestri*
Deputy *Cliff*

All that certain piece, parcel or tract of land, Situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the Westerly side of Orchard Street as extended North from Orange Street at the Northeast corner of Lot No. 4;

Thence along the boundary line between Lot No. 4 and Lot No. 3 of the Martha L. Ferris Plot of Lots on the West side of Orchard Street, Berwick, Columbia County, Pennsylvania, as shown and designated on the Blue Print Survey made by Boyd Trescott, Registered Engineer on July 13, 1933, North 69 degrees West, a distance of 164 feet to a point a corner in line of Lot No. 4 and land now or late of Bruce Dent;

Thence North 21 degrees East, along the line of lands now or late of Bruce Dent, a distance of 40 feet to a point a corner of land conveyed to Mario Cerasoli and Judith Cerasoli, his wife;

Thence along same South 69 degrees East, a distance of 164 feet to the Westerly side of Orchard Street;

Thence along the Westerly side of Orchard Street South 21 degrees West, a distance of 40 feet to a point, the place of beginning.

Being all of Lot No. 3 of the Martha L. Ferris Plot of Lots aforesaid, excepting a five foot strip along the Northern boundary of said Lot No. 3.

Being known as 311 North Orchard Street, Berwick, PA 18603

Tax Parcel Number: 04-C02-103

{00084091}

SHORT DESCRIPTION(for advertising)

DOCKET NO: 2005-CV-1375

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

TAX PARCEL NO: 04-C02-103

PROPERTY ADDRESS 311 North Orchard Street
Berwick, PA 18603

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Carol Ann Fedder
Terry M. Sitler

ATTORNEY'S NAME: Pina S. Wertzberger, Esquire

SHERIFF'S NAME: Harry A. Roadarmel

SHORT DESCRIPTION(for advertising)

DOCKET NO: 2005-CV-1375

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

TAX PARCEL NO: 04-C02-103

PROPERTY ADDRESS 311 North Orchard Street
Berwick, PA 18603

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Carol Ann Fedder
Terry M. Sitler

ATTORNEY'S NAME: Pina S. Wertzberger, Esquire

SHERIFF'S NAME: Harry A. Roadarmel

SHORT DESCRIPTION(for advertising)

DOCKET NO: 2005-CV-1375

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

TAX PARCEL NO: 04-C02-103

PROPERTY ADDRESS 311 North Orchard Street
Berwick, PA 18603

IMPROVEMENTS: a Residential Dwelling

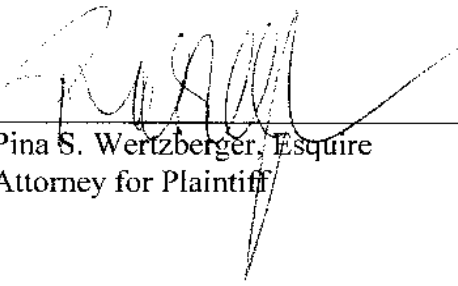
SOLD AS THE PROPERTY OF: Carol Ann Fedder
Terry M. Sitler

ATTORNEY'S NAME: Pina S. Wertzberger, Esquire

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

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.: 05-5-04333

January 30, 2006

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

**Re: Wachovia Bank of Delaware, N.A., f/k/a First Union National Bank of Delaware vs.
Carol Ann Fedder and Terry M. Sitler
Service of Defendants**

Dear Sir/Madam:

Please serve the defendant(s) as listed below:

**Carol Ann Fedder - 212 Iron Street, Bloomsburg, PA 17815
Terry M. Sitler - 212 Iron Street, Bloomsburg, PA 17815**

Also post the handbill on the mortgage premises listed below:

311 North Orchard Street, Berwick, PA 18603

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

Very truly yours,



Gregory Wilkins

{00084091}

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROFINED BORDER

22476

Milstead & Associates LLC

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



America's Most Convenient Bank®
1-800-YES-2009
55-136/312

DATE	CHECK	AMOUNT
01/30/06		**\$1,350.00

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

PAY
TO THE
ORDER
OF

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT

A handwritten signature in dark ink, appearing to be "Ow".

MP

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

⑈022476⑈ ⑆031201360⑆ 67 8306 2⑈



Security Features 137-1000

Details on back.

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, N.A., f/k/a
First Union National Bank of Delaware
Plaintiff**

vs.

**Carol Ann Fedder
Terry M. Sitler**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:
: No.: 2005-CV-1375
: *2006-ED-13*
: AFFIDAVIT PURSUANT
: TO RULE 3129.1
:
:**

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

Wachovia Bank of Delaware, N.A., f/k/a First Union National Bank of Delaware,
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 311 North
Orchard Street, Berwick, PA 18603:

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

Carol Ann Fedder
212 Iron Street
Bloomsburg, PA 17815

Terry M. Sitler
212 Iron Street
Bloomsburg, PA 17815

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:

None Known

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

Wachovia Bank of Delaware, N.A., f/k/a First
Union National Bank of Delaware
(Plaintiff herein)
1100 Corporate Center Drive
Raleigh, NC 27607

Key Federal Savings Bank
P.O. Box 3067
Baton Rouge, LA 70821

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

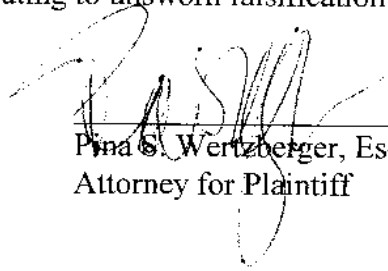
7. Name and address of every person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Tenant/Occupant
311 North Orchard Street
Berwick, PA 18603

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: January 30, 2006

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, N.A., f/k/a
First Union National Bank of Delaware
Plaintiff**

vs.

**Carol Ann Fedder
Terry M. Sitler**

Defendant(s)

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:
: No.: 2005-CV-1375
: *2006-ED-13*
: AFFIDAVIT PURSUANT
: TO RULE 3129.1
:
:**

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF COLUMBIA

Wachovia Bank of Delaware, N.A., f/k/a First Union National Bank of Delaware,
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 311 North
Orchard Street, Berwick, PA 18603:

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

Carol Ann Fedder
212 Iron Street
Bloomsburg, PA 17815

Terry M. Sitler
212 Iron Street
Bloomsburg, PA 17815

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:

None Known

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

Wachovia Bank of Delaware, N.A., f/k/a First
Union National Bank of Delaware
(Plaintiff herein)
1100 Corporate Center Drive
Raleigh, NC 27607

Key Federal Savings Bank
P.O. Box 3067
Baton Rouge, LA 70821

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

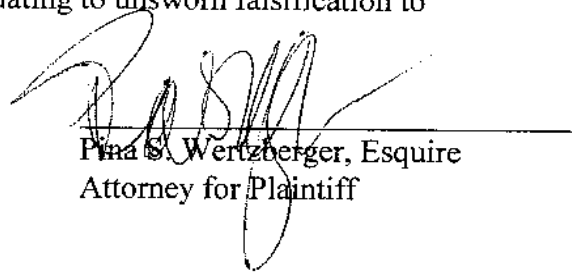
7. Name and address of every person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Tenant/Occupant
311 North Orchard Street
Berwick, PA 18603

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: January 30, 2006

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, N.A., f/k/a
First Union National Bank of Delaware
Plaintiff**

vs.

**Carol Ann Fedder
Terry M. Sitler**

Defendant(s)

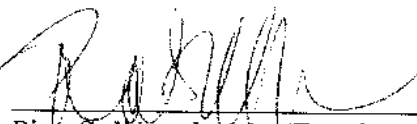
**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:
: No.: 2005-CV-1375
: *2006-ED-13*
:
: CERTIFICATION
:
:**

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
- ☒ 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: January 30, 2006

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, N.A., f/k/a
First Union National Bank of Delaware
Plaintiff**

vs.

**Carol Ann Fedder
Terry M. Sitler**

Defendant(s)

: COURT OF COMMON PLEAS

: COLUMBIA COUNTY

:

: No.: 2005-CV-1375

:

:

: CERTIFICATION

:

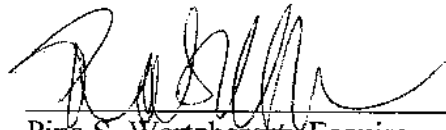
:

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
- ☒ 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: January 30, 2006

{00084091}

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, N.A., f/k/a
First Union National Bank of Delaware
Plaintiff**

Vs.

**Carol Ann Fedder
Terry M. Sitler
Defendant(s)**

**: COURT OF COMMON PLEAS
: COLUMBIA COUNTY
:
: No.: 2005-CV-1375
: *2006-ED-13*
: NOTICE OF SHERIFF'S SALE OF
: REAL PROPERTY PURSUANT
: TO P.A.R.C.P. 3129
:**

TAKE NOTICE:

Your house (real estate) at 311 North Orchard Street, Berwick, PA 18603 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 \$77,590.06 obtained by **Wachovia Bank of Delaware, N.A., f/k/a First Union National Bank of Delaware.**

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 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. 5th Street
Bloomsburg, PA 17815
(570) 784-8760

05-5-04333

All that certain piece, parcel or tract of land, Situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the Westerly side of Orchard Street as extended North from Orange Street at the Northeast corner of Lot No. 4;

Thence along the boundary line between Lot No. 4 and Lot No. 3 of the Martha L. Ferris Plot of Lots on the West side of Orchard Street, Berwick, Columbia County, Pennsylvania, as shown and designated on the Blue Print Survey made by Boyd Trescott, Registered Engineer on July 13, 1933, North 69 degrees West, a distance of 164 feet to a point a corner in line of Lot No. 4 and land now or late of Bruce Dent;

Thence North 21 degrees East, along the line of lands now or late of Bruce Dent, a distance of 40 feet to a point a corner of land conveyed to Mario Cerasoli and Judith Cerasoli, his wife;

Thence along same South 69 degrees East, a distance of 164 feet to the Westerly side of Orchard Street;

Thence along the Westerly side of Orchard Street South 21 degrees West, a distance of 40 feet to a point, the place of beginning.

Being all of Lot No. 3 of the Martha L. Ferris Plot of Lots aforesaid, excepting a five foot strip along the Northern boundary of said Lot No. 3.

Being known as 311 North Orchard Street, Berwick, PA 18603

Tax Parcel Number: 04-C02-103

{00084091}

All that certain piece, parcel or tract of land, Situate in the Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

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Being known as 311 North Orchard Street, Berwick, PA 18603

Tax Parcel Number: 04-C02-103 ,

{00084091}

SHORT DESCRIPTION(for advertising)

DOCKET NO: 2005-CV-1375

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

TAX PARCEL NO: 04-C02-103

PROPERTY ADDRESS 311 North Orchard Street
Berwick, PA 18603

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Carol Ann Fedder
Terry M. Sitler

ATTORNEY'S NAME: Pina S. Wertzberger, Esquire

SHERIFF'S NAME: Harry A. Roadarmel

SHORT DESCRIPTION(for advertising)

DOCKET NO: 2005-CV-1375

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

TAX PARCEL NO: 04-C02-103

PROPERTY ADDRESS 311 North Orchard Street
Berwick, PA 18603

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Carol Ann Fedder
Terry M. Sitler

ATTORNEY'S NAME: Pina S. Wertzberger, Esquire

SHERIFF'S NAME: Harry A. Roadarmel