

SHERIFF'S SALE COST SHEET

SP No. 83 Chase Fork vs. Mark & Jeanne Hannon
 NO. 153 06 ED NO. 1137 05 JD DATE/TIME OF SALE Oct 27 10:00

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>175.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>27.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>4.10</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>717.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>65.00</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>560.00</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>5.50</u>	
TOTAL *****		\$ <u>57.50</u>

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

MUNICIPAL FEES DUE:		
SEWER 20		\$ <u>225.47</u>
WATER 20		\$ _____
TOTAL *****		\$ <u>225.47</u>

SURCHARGE FEE (DSTE)		\$ <u>14.00</u>
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ _____

TOTAL COSTS (OPENING BID) \$ 1722.97

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

JP Morgan Chase Bank VS Mark J. Long Attorney

NO. 18806 ED NO. 57-05 JD

DATE/TIME OF SALE: 5/24/07 11:00

BID PRICE (INCLUDES COST) \$ 275,000

POUNDAGE - 2% OF BID \$ 5,500

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ 10,000

TOTAL AMOUNT NEEDED TO PURCHASE \$ 290,500

PURCHASER(S): Any Governmental Body

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 290,500

LESS DEPOSIT: \$ 100,000

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 190,500

LAW OFFICES

PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2393

TELEPHONE (717) 234-4178
TELECOPIER (717) 233-1149

November 2, 2006

OFFICE OF THE SHERIFF
Columbia County Court House
P. O. Box 380
Bloomsburg, PA 17815

Re: JPMORGAN CHASE BANK, AS TRUSTEE FKA BANK ONE NATIONAL ASSOCIATION
AS TRUSTEE vs. MARK A. MATTERN & DONNA M. MATTERN
No. 2005-CV-1151

Dear Sheriff:

Enclosed please find our check in the amount of \$1,842.47 which represents the balance of the costs in the above sale. Also enclosed are affidavits of value for the deed to be recorded.

THE GRANTEE SHOULD BE:

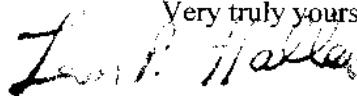
JPMORGAN CHASE BANK AS TRUSTEE
9350 WAXIE WAY
SAN DIEGO, CA 92123

Please have the Recorder return the recorded deed to me in the enclosed envelope, along with the recording receipt.

PLEASE CALL OUR OFFICE, COLLECT IF NECESSARY, THE DAY THE DEED IS RECORDED.

Thank you for your cooperation in this matter. Please call if you need anything further.

Very truly yours,

A handwritten signature in black ink, appearing to read "Leon P. Haller", written over the typed name.

Leon P. Haller

LPH/kb
Enclosure



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 Paid

Book Number

Page Number

Date Recorded

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

A CORRESPONDENT - All inquiries may be directed to the following person:

Name: Leon P. Haller, Esquire Telephone Number: _____
Area Code (717) 234-4178
Street Address: 1719 North Front Street, Harrisburg, PA 17102
City: _____ State: _____ Zip Code: _____

B TRANSFER DATA

Grantor(s)/Lessor(s) Sheriff of Columbia County	Date of Acceptance of Document	Grantee(s)/Lessee(s) JPMORGAN CHASE BANK AS TRUSTEE
Street Address 35 West Main Street	Street Address 9350 Waxie Way, Suite 100	
City Bloomsburg, PA 17815	City San Diego, CA 92123	
State	State	Zip Code

C PROPERTY LOCATION

Street Address 1200 Fifth Avenue	City, Township, Borough Borough of Berwick	Tax Parcel Number 04D-07-116
County Columbia County	School District	

D VALUATION DATA

1. Actual Cash Consideration \$61,000.00	2. Other Consideration + 0.00	3. Total Consideration = \$61,000.00
4. County Assessed Value \$18,717.00	5. Common Level Ratio Factor x 3.47	6. Fair Market Value = \$63,824.97

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%	TAX EXEMPT
---	---	------------

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 agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number * _____, Page Number *Instrument 200314983
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ 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 Leon P. Haller, Esquire	Date 11/2/06
--	-----------------

(SEE REVERSE)

Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17102

COMMERCE BANK
60-184-313

CHECK NO. CHECK DATE

124767 11/02/2006

PAY TO THE ORDER OF
ONE THOUSAND EIGHT HUNDRED FORTY TWO AND 47/100
DOLLARS*****

CHECK AMOUNT

\$*****1,842.47

TO THE
ORDER
OF

SHERIFF OF COLUMBIA COUNTY

VOID AFTER 90 DAYS



⑈124767⑈ ⑆031301846⑆ 51 320931 2⑈

MP

124767

Details on back.



Security Features Included.

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Cathy

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 3

Phone:

Date: November 2, 2006

Re: Mattem

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

1. Article Addressed to:

☒ X ☐ Address
 B. Received by (Printed Name) DAVID RIEGEL C. Date of Delivery 8/30
 D. Is delivery address different from item 7? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchand
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

Trans

1. Article Addressed to:

(Transfer from service label)

1. Article Addressed to:

45

SENDER: COMPLETE THIS SECTION

A. Signature

☐ Yes ☐ No

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

(Transfer from service label)

1. Article Addressed to:

45

SENDER: COMPLETE THIS SECTION

A. Signature

☐ Yes ☐ No

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

1. Article Addressed to:

DEPARTMENT 281230
HARRISBURG, PA 17128-1230

(Transfer from service label)

1. Article Addressed to:

45

SENDER: COMPLETE THIS SECTION

A. Signature

☐ Yes ☐ No

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

1. Article Addressed to:

2. Article
(Trans)
PS For

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

(Signature)

B. Received by (Printed Name)	
C. Date of Delivery	8/30/06
D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:	

Domestic Return Receipt

PS Form 3811, February 2004

(Transfer from service label)

2. Article Number

DEPARTMENT 281230
HARRISBURG, PA 17128-1230

DEPARTMENT 281230
HARRISBURG, PA 17128-1230

(Transfer from service label)

1. Article Addressed to:

45

SENDER: COMPLETE THIS SECTION

A. Signature

☐ Yes ☐ No

4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

JPMORGAN CHASE BANK AS TRUSTEE F/K/A
BANK ONE NATIONAL ASSOCIATION AS
TRUSTEE,

PLAINTIFF

VS.

MARK A. MATTERN
DONNA M. MATTERN,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2005-CV-1151

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 8/29/2006, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

MARK A. MATTERN
1200 FIFTH AVENUE
BERWICK, PA 18603

DONNA M. MATTERN
1200 FIFTH AVENUE
BERWICK, PA 18603

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815


TENANT/OCCUPANT
1200 FIFTH AVENUE
BERWICK, PA 18603

Robert G. Davenport
Box 814
Berwick, PA 18603

Pennsylvania Power & Light Company c/o
Frank C. Baker, Esquire
6009 New Berwick Highway
Bloomsburg, PA 17815

James Beatrice, Jr., Esquire
Beatrice Law Offices
P. O. Box 70
Hughesville, PA 17737

By



PURCELL, KRUG & HALLER

Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

LAW OFFICES

Purcell, Krug & Haller

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-1206

HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
JILL M. WINKA
BRIAN J. TYLER
NICHOLE M. STALEY O'GORMAN

HERSHEY
(717) 523-3836
JOSEPH NISSLEY (1910-1982)
JOHN W. PURCELL
VALERIE A. GUNNOF
COUNSEL

MARK A. MATTERN
1200 FIFTH AVENUE
BERWICK, PA 18603

DONNA M. MATTERN
1200 FIFTH AVENUE
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Bloomsburg, PA 17815

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Beatrice Law Offices
P. O. Box 70
Hughesville, PA 17737

NOTICE IS HEREBY GIVEN to the Defendants in the within action and those parties who hold one or more mortgages, judgments or tax liens against the real estate which is the subject of the Notice of Sale pursuant to Pennsylvania Rule of Civil Procedure 3129.1 attached hereto.

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

YOU ARE FURTHER NOTIFIED that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

By: 

Leon P. Haller PA I.D. 15700
Attorney for Plaintiff

JPMORGAN CHASE BANK AS TRUSTEE F/K/A
BANK ONE NATIONAL ASSOCIATION AS
TRUSTEE,

PLAINTIFF

VS.

MARK A. MATTERN
DONNA M. MATTERN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2005-CV-1151

IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: **WEDNESDAY, OCTOBER 25, 2006**

TIME: **10:30 O'CLOCK, A.M.; PREVAILING LOCAL TIME**

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**1200 FIFTH AVENUE
BERWICK, PA 18603**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2005-CV-1151

JUDGMENT AMOUNT \$80,428.37

THE NAMES OF THE OWNERS OR REPUTED OWNERS of this property is:

MARK A. MATTERN and DONNA M. MATTERN

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff **(for example, to banks that hold mortgages and municipalities that are owed taxes)** will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR
TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET
FREE LEGAL ADVICE:**

Susquehanna Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

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

BEGINNING on the south side of Fifth Avenue at the northeaast corner of Lot No. 1607; thence easterly along Fifth Avenue forty five (45) feet to Warren Street; thence southerly along said street one hundred sixty (160) feet to a fifteen (15) foot alley; thence westerly along said alley forty five (45) feet to the southeasterly corner of Lot No. 1607; thence northerly along said lot one hundred sixty (160) feet to Fifth Avenue, the place of BEGINNING.

BEING Lot No. 1606 of the Berwick Land and Improvement Company's Addition to Berwick.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS 1200 FIFTH AVENUE, BERWICK, PENNSYLVANIA 18603.

BEING THE SAME PREMISESE WHICH Richard Ohl and Gary L. Ohl, by deed dated 11/11/03 and recorded 11/19/03 in Instrument No. 200314982, granted and conveyed unto Mark A. Mattern and Donna M. Mattern.

7160 3901 9849 3367 2521

TO: DONNA M. MATTERN
1200 FIFTH AVENUE
BERWICK, PA 18603

SENDER: NOS 10/25/06

REFERENCE: HC VS. MATTERN

PS Form 3800, January 2005

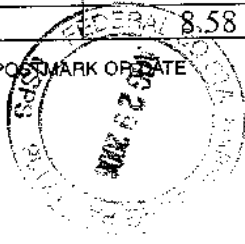
RETURN RECEIPT SERVICE	Postage	.63
	Certified Fee	2.40
	Return Receipt Fee	1.85
	Restricted Delivery	3.70
	Total Postage & Fees	8.58

U.S. Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided
For use by International Mail

POSTMARK OR DATE



7160 3901 9849 3367 2514

TO: MARK A. MATTERN
1200 FIFTH AVENUE
BERWICK, PA 18603

SENDER: NOS 10/25/06

REFERENCE: HC VS. MATTERN

PS Form 3800, January 2005

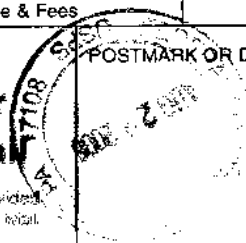
RETURN RECEIPT SERVICE	Postage	.63
	Certified Fee	2.40
	Return Receipt Fee	1.85
	Restricted Delivery	3.70
	Total Postage & Fees	8.58

U.S. Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided
For use by International Mail

POSTMARK OR DATE



JPMORGAN CHASE BANK, AS TRUSTEE
PLAINTIFF
v. MARK A. MATTERN DONNA M. MATTERN
Columbia County Sale

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

MARK A. MATTERN
1200 FIFTH AVENUE
BERWICK, PA 18603

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

DONNA M. MATTERN
1200 FIFTH AVENUE
BERWICK, PA 18603

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

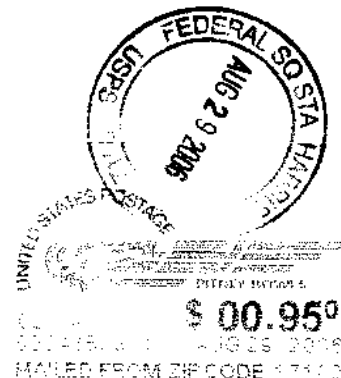
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Postmark:



JPMORGAN CHASE BANK, AS TRUSTEE
PLAINTIFF
v. MARK A. MATTERN DONNA M. MATTERN
Columbia County Sale

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT
1200 FIFTH AVENUE
BERWICK, PA 18603

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

Robert G. Davenport
Box 814
Berwick, PA 18603

Postmark:

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

Pennsylvania Power & Light Company c/o
Frank C. Baker, Esquire
6009 New Berwick Highway
Bloomsburg, PA 17815

Postmark:



UNITED STATES POSTAL SERVICE
FEDERAL STATION
HARRISBURG, PA 17102
000455-171 AUG 29 2008
\$ 00.950
MAILED FROM TIP CODE 1-1-12

U. S. POSTAL SERVICE
CERTIFICATE OF MAILING
(In compliance with Postal Service Form 3877)

Received from:

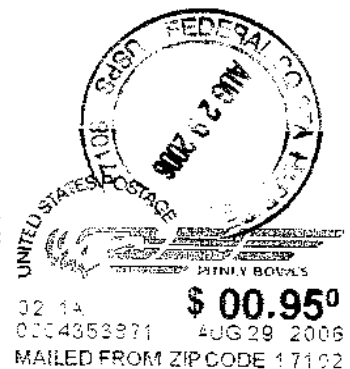
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

James Beatrice, Jr., Esquire
Beatrice Law Offices
P. O. Box 70
Hughesville, PA 17737

Postmark:



STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brandon R. Eyerly, 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 October 4, 11, 18, 2006 as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 18th day of October 2006.

(Notary Public)
Commonwealth Of Pennsylvania
My commission expires Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
Member, Pennsylvania Association Of Notaries

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.

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.

JP MORGAN CHASE BANK

VS.

MARK & DONNA MATTERN

WRIT OF EXECUTION #138 OF 2006 ED

POSTING OF PROPERTY

September 20, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF MARK & DONNA MATTERN AT 1200 FIFTH AVE. 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 20TH DAY OF SEPTEMBER 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) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 794-6300

JP MORGAN CHASE BANK AS TRUSTEE
F/K/A BANK ONE NATIONAL
ASSOCIATION AS TRUSTEE
VS

Docket # 138ED2006

MORTGAGE FORECLOSURE

MARK A. MATTERN
DONNA M. MATTERN

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, AUGUST 29, 2006, AT 2:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON MARK MATTERN AT 2938 OLD BEWICK ROAD BLOOMSBURG BY HANDING TO MARK MATTERN, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, AUGUST 30, 2006

NOTARY PUBLIC

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

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) 784-6300

JP MORGAN CHASE BANK AS TRUSTEE
F/K/A BANK ONE NATIONAL
ASSOCIATION AS TRUSTEE
VS

Docket # 138ED2006

MORTGAGE FORECLOSURE

MARK A. MATTERN
DONNA M. MATTERN

AFFIDAVIT OF SERVICE

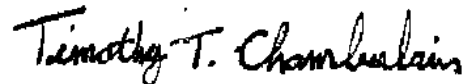
NOW, THIS TUESDAY, AUGUST 29, 2006, AT 2:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DONNA MATTERN AT 2938 OLD BEWICK ROAD BLOOMSBURG BY HANDING TO MARK MATTERN, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, AUGUST 30, 2006


NOTARY PUBLIC

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

SO ANSWERS,



SHERIFF TIMOTHY T. CHAMBERLAIN

X 
P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/25/2006

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 138ED2006

PLAINTIFF JP MORGAN CHASE BANK AS TRUSTEE F/K/A BANK
ONE NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT MARK A. MATTERN
DONNA M. MATTERN
ATTORNEY FIRM Purcell, Krug & Haller

784-3408
2938 OBR

PERSON/CORP TO SERVED
MARK MATTERN
1200 FIFTH AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MARK MATTERN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 08-29-06 TIME 1445 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) 2938 OLD BERWICK RD
BLOOMSBURG

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
	<u>08-28-06</u>	<u>1005</u>	<u>DONALD</u>	<u>LIL</u>

DEPUTY For D.L.L. DATE 08-29-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/25/2006

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 138ED2006

PLAINTIFF JP MORGAN CHASE BANK AS TRUSTEE F/K/A BANK
ONE NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT MARK A. MATTERN
DONNA M. MATTERN

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED	PAPERS TO SERVED
DONNA MATTERN	MORTGAGE FORECLOSURE
1200 FIFTH AVE.	
BERWICK	

SERVED UPON MARK MATTERN

RELATIONSHIP HUSBAND IDENTIFICATION _____

DATE 08-29-06 TIME 1445 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) 2938 OLD BERWICK RD
BERWICK

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>08-29-06</u>	<u>1405</u>	<u>DANCELO</u>	<u>46</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY P. Della DATE 08-29-06



August 29, 2006

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

**JP MORGAN CHASE BANK AS TRUSTEE F/K/A BANK ONE
NATIONAL ASSOCIATION AS TRUSTEE**

VS.

**MARK A. MATTERN
DONNA M. MATTERN**

DOCKET # 138ED2006

JD # 1151JD2005

Dear Timothy:

The balance due on sewer account #124240 for the property located at 1200 5th Avenue, Berwick through October is \$223.47.

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

Sincerely,

Kelly Greer
Authority Clerk

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/25/2006

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 138ED2006

PLAINTIFF JP MORGAN CHASE BANK AS TRUSTEE F/K/A BANK
ONE NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT MARK A. MATTERN
DONNA M. MATTERN

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED

CONNIE GINGHER-TAX COLLECTOR

1615 LINCOLN AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 08.28.06 TIME 1420 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

DATE	TIME	OFFICER	REMARKS

DEPUTY

T. Chamberlain

DATE

08.28.06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/25/2006

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 138ED2006

PLAINTIFF JP MORGAN CHASE BANK AS TRUSTEE F/K/A BANK
ONE NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT MARK A. MATTERN
DONNA M. MATTERN

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE.	
BERWICK	

SERVED UPON KELLY GREEN

RELATIONSHIP CCSO IDENTIFICATION _____

DATE 08-28-06 TIME 0920 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

P. Chamberlain

DATE

08.28.06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/25/2006

SERVICE# 4 - OF - 14 SERVICES
DOCKET # 138ED2006

PLAINTIFF JP MORGAN CHASE BANK AS TRUSTEE F/K/A BANK
ONE NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT MARK A. MATTERN
DONNA M. MATTERN

ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
PPL C/O FRANK BAKER, ESQ.
6009 NEW BERWICK HWY
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DAWN ~~WILLIAM~~ ACCABE

RELATIONSHIP Sister IDENTIFICATION _____

DATE 8-28-6 TIME 10:30 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. Cuda

DATE 8-28-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/25/2006

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 138ED2006

PLAINTIFF JP MORGAN CHASE BANK AS TRUSTEE F/K/A BANK
ONE NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT MARK A. MATTERN
DONNA M. MATTERN

ATTORNEY FIRM Purcell, Krug & Haller

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

SERVED UPON Leslie L. Mattern

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 8-28-06 TIME 0720 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY

[Signature]

DATE 8-28-06

TAX NOTICE 2006 SCHOOL REAL ESTATE
 BERWICK BOROUGH
MAKE CHECKS PAYABLE TO:
 CONNIE C. GINGER
 1615 LINCOLN AVENUE
 BERWICK, PA 18603

HOURS Mon, Tue, Thur, Fri 9:30am-4:00pm
 Closed Wed & Holidays
 Closed Friday after discount
 PHONE 570-752-7442

M MATERN MARK A & DONNA M
I 1200 FIFTH AVE
L BERWICK PA 18603
T
O

Tax Notice 2006 County & Municipality
 BERWICK BORO
MAKE CHECKS PAYABLE TO:
 Connie C Ginger
 1615 Lincoln Avenue
 Berwick PA 18603

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

MATERN MARK A & DONNA M
 1200 FIFTH AVE
 BERWICK PA 18603

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

FOR BERWICK AREA SCHOOL DISTRICT					DATE 07/01/2006	BILL# 002596
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	INC PENALTY	
REAL ESTATE	18717	47.100	863.94	881.57	969.73	
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	IF PAID ON OR BEFORE	Aug 31	IF PAID ON OR BEFORE	Oct 31	IF PAID AFTER	Nov 1
		863.94		881.57		969.73

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION		ACCT.
PARCEL 04D07 11600000		7697
1200 FIFTH AVE	2880.00	
20031-4982	15837.00	
0.17 ACRES		
SCHOOL PENALTY 10%		
DELINQUENT TAX TO		
COURTHOUSE DEC 15		

Original MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

FOR: COLUMBIA COUNTY			DATE		BILL NO.	
			03/01/2006		4855	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL. PENALTY	
GENERAL	18,717	5.646	103.57	105.68	116.25	
SINKING		1.345	24.67	25.17	27.69	
LIGHT		.75	13.76	14.04	14.74	
FIRE		1.25	22.93	23.40	24.57	
BORO RE		8.6	157.75	160.97	169.02	
The discount & penalty have been calculated for your convenience			322.68	329.26	352.27	
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after	

CITY TWP		DISCOUNT	PENALTY	PARCEL	AMOUNT
		2%	5%	04D-07-116-00,000	1200 FIFTH AVE
				1653 Acres	Land
					Buildings
					Total Assessment
					2,880
					15,837
					18,717

W
 26
 15837.00
 116.25
 27.69
 14.74
 24.57
 169.02
 352.27

FILE COPY

04-30-06

Handwritten signatures and initials at the bottom of the page.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/25/2006

SERVICE# 3 - OF - 14 SERVICES
DOCKET # 138ED2006

PLAINTIFF JP MORGAN CHASE BANK AS TRUSTEE F/K/A BANK
ONE NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT MARK A. MATTERN
DONNA M. MATTERN
ATTORNEY FIRM Purcell, Krug & Haller

H - 925-0281
C - 441-4438

PERSON/CORP TO SERVED
ROBERT DAVENPORT
PO BOX 814
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

BENTON

SERVED UPON BONNIE WESTROM

RELATIONSHIP FRIEND IDENTIFICATION _____

DATE 08-28-06 TIME 1245 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) 405 PINE ST.
BERWICK

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 08-28-06

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 08/28/2006

Fee: \$5.00

Cert. NO: 2387

MATTERN MARK A & DONNA M
1200 FIFTH AVE
BERWICK PA 18603

District: BERWICK BORO
Deed: 20031 -4982
Location: 1200 5TH AVE L 1606
Parcel Id: 04D-07 -116-00,000

Assessment: 18,717
Balances as of 08/28/2006

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

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

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/25/2006

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 138ED2006

PLAINTIFF JP MORGAN CHASE BANK AS TRUSTEE F/K/A BANK
ONE NATIONAL ASSOCIATION AS TRUSTEE

DEFENDANT MARK A. MATTERN
DONNA M. MATTERN

ATTORNEY FIRM Purcell, Krug & Haller

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB M. HEN

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 8-28-06 TIME 0200 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 8-28-06

REAL ESTATE OUTLINE

ED #/38-05

DATE RECEIVED 8-25-06
DOCKET AND INDEX 8-25-06

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# 122534
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Oct. 25, 06 TIME 10:00
POSTING DATE Sept. 20, 06
ADV. DATES FOR NEWSPAPER
1ST WEEK Oct. 4
2ND WEEK Oct. 11
3RD WEEK Oct. 18

SHERIFF'S SALE

WEDNESDAY OCTOBER 25, 2006 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 138 OF 2006 ED AND CIVIL WRIT NO. 1151 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 lot, piece or parcel of land lying and being situate in the Borough of Berwick, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING on the south side of Fifth Avenue at the northeast corner of Lot No. 1607; thence easterly along Fifth Avenue forty five (45) feet to Warren Street; thence southerly along said street one hundred sixty (160) feet to a fifteen (15) foot alley; thence westerly along said alley forty five (45) feet to the southeasterly corner of Lot No. 1607; thence northerly along said lot one hundred sixty (160) feet to Fifth Avenue, the place of BEGINNING.

BEING Lot No. 1606 of the Berwick Land and Improvement Company's Addition to Berwick.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS 1200 FIFTH AVENUE, BERWICK, PENNSYLVANIA 18603.

BEING THE SAME PREMISES WHICH Richard Ohl and Gary L. Ohl, by deed dated 11/11/03 and recorded 11/19/03 in Instrument No. 200314982, granted and conveyed unto Mark A. Mattern and Donna M. Mattern.

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
Leon Haller
1719 North Front Street
Harrisburg, PA 17102

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

SHERIFF'S SALE

WEDNESDAY OCTOBER 25, 2006 AT 10:30 AM

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BEING Lot No. 1606 of the Berwick Land and Improvement Company's Addition to Berwick.

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Plaintiff's Attorney
Leon Haller
1719 North Front Street
Harrisburg, PA 17102

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

JPMORGAN CHASE BANK AS TRUSTEE F/K/A
BANK ONE NATIONAL ASSOCIATION AS
TRUSTEE,

PLAINTIFF

VS.

MARK A. MATTERN
DONNA M. MATTERN,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2005-CV-1151

2006-ED-138
IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **1200 FIFTH AVENUE BERWICK, PA 18603** as follows:

Amount due pursuant to Judgment	\$80,428.37
Interest	\$7,614.42
Per diem of \$17.80 to 09/23/06	
Late Charges	\$116.48
(\$29.12 per month to 9/23/06)	
Escrow Deficit	\$8,381.87

TOTAL WRIT \$96,541.14

PLUS COSTS:

Dated: August 31, 2006

Lami B. Kline
PROTHONOTARY

(SEAL)

By _____
DEPUTY

JPMORGAN CHASE BANK AS TRUSTEE F/K/A
BANK ONE NATIONAL ASSOCIATION AS
TRUSTEE,

PLAINTIFF

VS.

MARK A. MATTERN
DONNA M. MATTERN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2005-CV-1151

2006-ED-138
IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

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Amount due pursuant to Judgment	\$80,428.37
Interest	\$7,614.42
Per diem of \$17.80 to 09/23/06	
Late Charges	\$116.48
(\$29.12 per month to 9/23/06)	
Escrow Deficit	\$8,381.87

TOTAL WRIT \$96,541.14

PLUS COSTS:

Dated: Aug. 24, 2006

Sami B. Kline
PROTHONOTARY

(SEAL)

By _____
DEPUTY

JPMORGAN CHASE BANK AS TRUSTEE F/K/A
BANK ONE NATIONAL ASSOCIATION AS
TRUSTEE,

PLAINTIFF

VS.

MARK A. MATTERN
DONNA M. MATTERN,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2005-CV-1151

2006-ED-138

IN MORTGAGE FORECLOSURE

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

Personally appeared before me, a Notary Public in and for said Commonwealth and County,
LEON P. HALLER, ESQUIRE who being duly sworn according to law deposes and states that the
Defendant (s) above named are not in the Military or Naval Service nor are they engaged in any way
which would bring them within the Soldiers and Sailors Relief Act of 1940, as amended.

Sworn to and subscribed :

before me this 16 day :

of Aug. 20 06 :

Maryland K. Ferretti
Notary Public

Leon P. Haller
LEON P. HALLER, ESQUIRE

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MARYLAND K. FERRETTI, Notary Public
Lower Paxton Twp., Dauphin County
My Commission Expires Aug. 8, 2010

JPMORGAN CHASE BANK AS TRUSTEE F/K/A
BANK ONE NATIONAL ASSOCIATION AS
TRUSTEE,

PLAINTIFF

VS.

MARK A. MATTERN
DONNA M. MATTERN,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2005-CV-1151

IN MORTGAGE FORECLOSURE

COPY

NON-MILITARY AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

SS

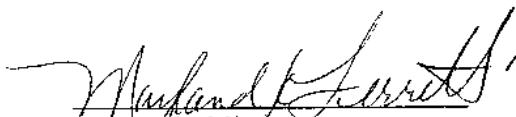
COUNTY OF DAUPHIN :

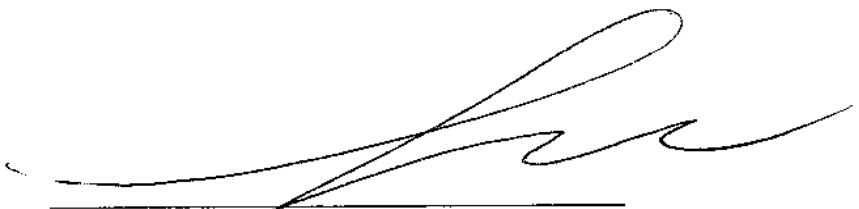
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LEON P. HALLER, ESQUIRE who being duly sworn according to law deposes and states that the
Defendant (s) above named are not in the Military or Naval Service nor are they engaged in any way
which would bring them within the Soldiers and Sailors Relief Act of 1940, as amended.

Sworn to and subscribed :

before me this 18 day :

of Aug - 20 06 :


Notary Public


LEON P. HALLER, ESQUIRE

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MARYLAND K. FERRETTI, Notary Public
Lower Paxton Twp., Dauphin County
My Commission Expires Aug. 8, 2010

JPMORGAN CHASE BANK AS TRUSTEE F/K/A
BANK ONE NATIONAL ASSOCIATION AS
TRUSTEE,

PLAINTIFF

VS.

MARK A. MATTERN
DONNA M. MATTERN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2005-CV-1151

2006-ED-138

IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **1200 FIFTH AVENUE BERWICK, PA 18603**:

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

MARK A. MATTERN
1200 FIFTH AVENUE
BERWICK, PA 18603

DONNA M. MATTERN
1200 FIFTH AVENUE
BERWICK, PA 18603

2. Name and address of Defendant(s) in the Judgment, if different from that listed. in (1) above: **SAME**

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

Robert G. Davenport
Box 814
Berwick, PA 18603

Pennsylvania Power & Light Company c/o
Frank C. Baker, Esquire
6009 New Berwick Highway
Bloomsburg, PA 17815

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

PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):

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

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: **UNKNOWN**

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

DOMESTIC RELATIONS

Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

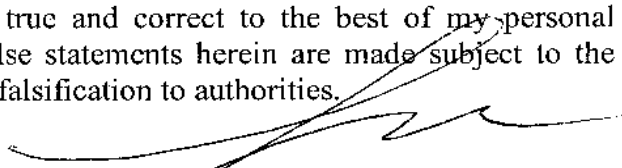
TENANT/OCCUPANT

1200 FIFTH AVENUE
BERWICK, PA 18603

James Beatrice, Jr., Esquire
Beatrice Law Offices
P. O. Box 70
Hughesville, PA 17737

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

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



Leon P. Haller PA I.D. #15700
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: August 18, 2006

JPMORGAN CHASE BANK AS TRUSTEE F/K/A
BANK ONE NATIONAL ASSOCIATION AS
TRUSTEE,

PLAINTIFF

VS.

MARK A. MATTERN
DONNA M. MATTERN,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2005-CV-1151

IN MORTGAGE FORECLOSURE

2006-ED 138 **COPY**

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UNKNOWN

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: **UNKNOWN**

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

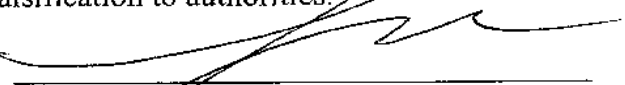
DOMESTIC RELATIONS
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

TENANT/OCCUPANT
1200 FIFTH AVENUE
BERWICK, PA 18603

James Beatrice, Jr., Esquire
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P. O. Box 70
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Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

DATE: August 18, 2006

JPMORGAN CHASE BANK AS TRUSTEE F/K/A
BANK ONE NATIONAL ASSOCIATION AS
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VS.

MARK A. MATTERN
DONNA M. MATTERN,
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2005-CV-1151

2006-ED-138
IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE:

TIME:

LOCATION: Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

**1200 FIFTH AVENUE
BERWICK, PA 18603**

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 2005-CV-1151

JUDGMENT AMOUNT \$80,428.37

THE NAMES OF THE OWNERS OR REPUTED OWNERS of this property is:

MARK A. MATTERN and DONNA M. MATTERN

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR
TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET
FREE LEGAL ADVICE:**

Susquehanna Legal Services
168 East 5th Street
Bloomsburg, PA 17815
(570) 784-8760

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

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

BEGINNING on the south side of Fifth Avenue at the northeast corner of Lot No. 1607; thence easterly along Fifth Avenue forty five (45) feet to Warren Street; thence southerly along said street one hundred sixty (160) feet to a fifteen (15) foot alley; thence westerly along said alley forty five (45) feet to the southeasterly corner of Lot No. 1607; thence northerly along said lot one hundred sixty (160) feet to Fifth Avenue, the place of BEGINNING.

BEING Lot No. 1606 of the Berwick Land and Improvement Company's Addition to Berwick.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS 1200 FIFTH AVENUE, BERWICK, PENNSYLVANIA 18603.

BEING THE SAME PREMISES WHICH Richard Ohl and Gary L. Ohl, by deed dated 11/11/03 and recorded 11/19/03 in Instrument No. 200314982, granted and conveyed unto Mark A. Mattern and Donna M. Mattern.

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

BEGINNING on the south side of Fifth Avenue at the northeaast corner of Lot No. 1607; thence easterly along Fifth Avenue forty five (45) feet to Warren Street; thence southerly along said street one hundred sixty (160) feet to a fifteen (15) foot alley; thence westerly along said alley forty five (45) feet to the southeasterly corner of Lot No. 1607; thence northerly along said lot one hundred sixty (160) feet to Fifth Avenue, the place of BEGINNING.

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BEING THE SAME PREMISESE WHICH Richard Ohl and Gary L. Ohl, by deed dated 11/11/03 and recorded 11/19/03 in Instrument No. 200314982, granted and conveyed unto Mark A. Mattern and Donna M. Mattern.

TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: **JPMORGAN CHASE BANK AS TRUSTEE F/K/A BANK ONE
NATIONAL ASSOCIATION AS TRUSTEE**

VS.

Defendant(s): **MARK A. MATTERN and DONNA M. MATTERN**

Filed to No. **2005-CV-1151**

INSTRUCTIONS

This is real estate execution. The property is located at:

1200 FIFTH AVENUE BERWICK, PA 18603

(A more complete legal description accompanies these documents.)

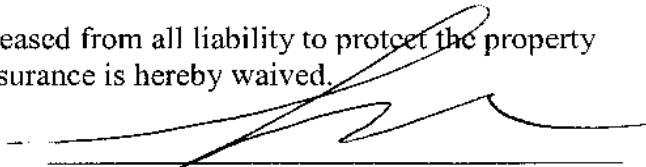
The parties to be served **PERSONALLY** and their addresses are as follows:

MARK A. MATTERN @ 1200 FIFTH AVENUE BERWICK, PA 18603
DONNA M. MATTERN @ 1200 FIFTH AVENUE BERWICK, PA 18603

WAIVER OF WATCHMAN AND INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

NOW, August 18, 2006 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Leon P. Haller
Attorney for Plaintiff
PA I.D. #15700

TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: **JPMORGAN CHASE BANK AS TRUSTEE F/K/A BANK ONE
NATIONAL ASSOCIATION AS TRUSTEE**

COPY

VS.

Defendant(s): **MARK A. MATTERN and DONNA M. MATTERN**

Filed to No. **2005-CV-1151**

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(A more complete legal description accompanies these documents.)

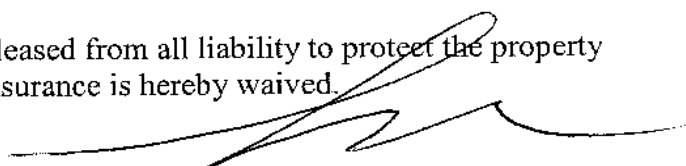
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DONNA M. MATTERN @ 1200 FIFTH AVENUE BERWICK, PA 18603**

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NOW, August 18, 2006 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Leon P. Haller
Attorney for Plaintiff
PA I.D. #15700

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: August 18, 2006

FROM:

Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

CASE CAPTION:

**JPMORGAN CHASE BANK AS TRUSTEE F/K/A BANK ONE NATIONAL
ASSOCIATION AS TRUSTEE, PLAINTIFF**

VS.

***MARK A. MATTERN
DONNA M. MATTERN***

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2005-CV-1151

SERVICE TO BE MADE ON DEFENDANT: DONNA M. MATTERN

ADDRESS FOR "PERSONAL SERVICE":

1200 FIFTH AVENUE BERWICK, PA 18603

Requested by
Leon P. Haller, Esquire

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: August 18, 2006

FROM:

Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

CASE CAPTION:

**JPMORGAN CHASE BANK AS TRUSTEE F/K/A BANK ONE NATIONAL ASSOCIATION AS
TRUSTEE PLAINTIFF**

VS.

***MARK A. MATTERN
DONNA M. MATTERN***

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2005-CV-1151

SERVICE TO BE MADE ON DEFENDANT: MARK A. MATTERN

ADDRESS FOR "PERSONAL SERVICE":

1200 FIFTH AVENUE BERWICK, PA 18603

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

122524

Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17102

COMMERCIAL BANK
60-184-313

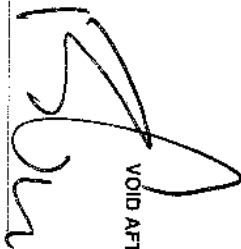
CHECK NO. 122524
CHECK DATE 08/21/2006

PAY ONE THOUSAND THREE HUNDRED FIFTY AND 00/100
DOLLARS*****

CHECK AMOUNT
\$*****1,350.00

THE
ORDER
OF

SHERIFF OF COLUMBIA COUNTY



VOID AFTER 90 DAYS

⑈122524⑈ ⑆031301846⑆ 51 320931 2⑈

Security Features Included.

 Details on back.