

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

Wachman, Joseph VS 10 one 1/2 Joseph Halye

NO. 169-06 ED NO. 1289-06 JD

DATE/TIME OF SALE: May 2 1000

BID PRICE (INCLUDES COST) \$ 2142,01

POUNDAGE - 2% OF BID \$ 42,84

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2184,85

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): Joseph Halye

TOTAL DUE: \$ 2184,85

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 834,85

SHERIFF'S SALE COST SHEET

Wachovia Bank VS. Diene & Joseph Aybe
 NO. 169-06 ED NO. 1789-06 JD DATE/TIME OF SALE May 2 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>22.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>315.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>20.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>715.00</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>4.50</u>
TOTAL *****	\$ <u>719.50</u>

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>195.23</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.00</u>
TOTAL *****	\$ <u>200.23</u>

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>490.00</u>
WATER 20	\$
TOTAL *****	\$ <u>490.00</u>

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 2142.01

LAW OFFICES

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

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

May 14, 2007

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

Re: WACHOVIA BANK, NATIONAL ASSOCIATION, TRUSTEE FOR PENNSYLVANIA
HOUSING FINANCE AGENCY vs. DIANE M. HALYE & JOSEPH W. HALYE
No. 2006-CV-1289

Dear Sheriff:

Enclosed please find affidavits of value for the deed to be prepared and recorded as a result of this sale.

THE GRANTEE SHOULD BE:

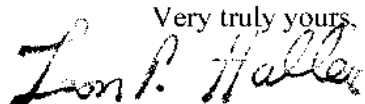
WACHOVIA BANK, NATIONAL ASSOCIATION, TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY
211 NORTH FRONT STREET
HARRISBURG, PA 17101

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,


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

City

State

Zip Code

1719 North Front Street, Harrisburg, PA 17102

B TRANSFER DATA

Grantor(s)/Lessor(s)

Sheriff of Columbia County

Date of Acceptance of Document

Grantee(s)/Lessee(s)

WACHOVIA BANK, NATIONAL ASSOCIATION,
TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY

Street Address

35 West Main Street

Street Address

211 North Front Street

City

State

Zip Code

Bloomsburg, PA 17815

City

State

Zip Code

Harrisburg, PA 17101

C PROPERTY LOCATION

Street Address

41 Buckhorn Road

City, Township, Borough

Hemlock Township

County

Columbia County

School District

Tax Parcel Number

18-02A-020

D VALUATION DATA

1. Actual Cash Consideration

\$2,142.01

2. Other Consideration

+ 0.00

3. Total Consideration

= \$2,142.01

4. County Assessed Value

\$15,496.00

5. Common Level Ratio Factor

x 3.47

6. Fair Market Value

= \$53,771.12

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 *200502316
- ☐ 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

5/14/07

(SEE REVERSE)

PURCELL, KRUG & HALLER

CHECK DATE 05/02/2007 CHECK NO. 129953

129953

P01455-32050

CHECK AMOUNT

Halye, Diane M. & Joseph W.

834.85

BALANCE OF SHERIFF COSTS DUE/SALE 05/02/07

BAV

129953

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17102

COMMERCE BANK
60-184-313

CHECK NO. 129953 CHECK DATE 05/02/2007

CHECK AMOUNT

PAY EIGHT HUNDRED THIRTY FOUR AND 85/100 DOLLARS*****

\$*****834.85

TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF

VOID AFTER 90 DAYS

⑈129953⑈ ⑆031301846⑆ 51 320931 2⑈

129953

PURCELL, KRUG & HALLER

82 Buckhorn Road, Bloomsburg, PA 17815
570-784-2696
FAX - 570-784-1425

Hemlock Municipal Sewer Cooperative

Fax

To: Tim Chamberlain

From: Garey M. Bittenbender

Fax:

Pages: 1

Phone:

Date: April 26, 2007

Re: Joseph & Diane Halye

CC:

☐ **Urgent**

☐ **For Review**

☐ **Please Comment**

☐ **Please Reply**

☐ **Please Recycle**

◆ **Comments:**

As per our telephone conversation please be advised that the updated Account Balance for Joseph & Diane Halye, 41 Buckhorn Rd, Bloomsburg, PA, Account #60 is **\$490.00**.

Please make payment check to **HMSC**, and forward to 82 Buckhorn Road, Bloomsburg, PA 17815-9705.

PURCELL, KRUG & HALLER
1719 N. FRONT STREET
HARRISBURG, PA 17102
PH: 717-234-4178 X 126
FAX: 717-234-1206

fax transmittal

To: SHERIFF'S OFFICE

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

From: Purcell, Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
Ph: 717-234-4178
Fax: 717-234-1206

BARB VILLARRIAL

Date: April 20, 2007

Fax: 570-389-5625

Phone: 570-389-5624

Pages: 1 PAGE

Re: SHERIFFS SALE

PROPERTY: 41 BUCKHORN ROAD

DIANE M. HALYE JOSEPH W. HALYE

2006-CV-1289

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

ATTACHED PLEASE FIND BANKRUPTCY DISMISSAL ORDER DATED 3/30/07.

PLEASE PROCEED WITH THE SHERIFF SALE SCHEDULED 5/2/07.

**IF THERE IS ANY TROUBLE IN TRANSMISSION PLEASE DIAL THE ABOVE REFERENCED SENDER
IMMEDIATELY.**

521i

**UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF PENNSYLVANIA**

Case No. 5:07-bk-50306-JJT

Chapter 13

In re: Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, and trade):

Joseph W Halye

Diane M Halye

ORDER DISMISSING CASE UNDER 11 U.S.C. §521(i)(1)

It appearing the above-named debtor(s) has/have failed to file documents required pursuant to the Bankruptcy Act of 2005, it is hereby,

ORDERED that the case of the above-named debtor(s) be and is hereby dismissed. The trustee hereby is discharged from further responsibility in this case, and it is further

ORDERED that all pending actions in this case are hereby dismissed.

Dated: 3/30/07

BY THE COURT



United States Bankruptcy Judge

This document is electronically signed and filed on the same date.

LAW OFFICES
PURCELL, KRUG & HALLER

1719 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392
TELEPHONE (717) 234-4178
FAX (717) 234-1206
E-MAIL: MTG@PKH.COM

JOHN W. PURCELL
HOWARD B. KRUG
LEON P. HALLER
JOHN W. PURCELL JR.
VALERIE A. GUNN
JILL M. WINEKA
BRIAN J. TYLER
NICHOLE M. STALEY

JOSEPH NISSLEY (1910-1982)
ANTHONY DiSANTO
OF COUNSEL

HERSHEY
1099 GOVERNOR ROAD
(717) 533-3836

February 6, 2007

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

Re: 2006-CV-1289 WACHOVIA BANK, NATIONAL ASSOCIATION, TRUSTEE
FOR PENNSYLVANIA HOUSING FINANCE AGENCY vs. DIANE M. HALYE
JOSEPH W. HALYE

Dear Sir/Madam:

Enclosed please find a copy of the Return of Service regarding the above-referenced case for your records, as well as one copy. Please time-stamp the enclosed copy and return to me in the self-addressed stamped envelope provided. Should you have any questions, please do not hesitate to contact our office.

Very truly yours,

Leon P. Haller, Esquire

LPH:bav

Enclosure

WACHOVIA BANK, NATIONAL ASSOCIATION,
TRUSTEE FOR PENNSYLVANIA HOUSING
FINANCE AGENCY,

PLAINTIFF

VS.

DIANE M. HALYE
JOSEPH W. HALYE,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006-CV-1289

IN MORTGAGE FORECLOSURE

RETURN OF SERVICE


I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 11/10/2006, 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:

DIANE M. HALYE
41 BUCKHORN ROAD
BLOOMSBURG, PA 17815

JOSEPH W. HALYE
41 BUCKHORN ROAD
BLOOMSBURG, PA 17815

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

TENANT/OCCUPANT
41 BUCKHORN ROAD
BLOOMSBURG, PENNSYLVANIA 17815

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) 533-3836
JOSEPH NISSLEY (1910-1982)
JOHN W. PURCELL
VALERIE A. GUNNOF
COUNSEL

DIANE M. HALYE
41 BUCKHORN ROAD
BLOOMSBURG, PA 17815

JOSEPH W. HALYE
41 BUCKHORN ROAD
BLOOMSBURG, PA 17815

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

TENANT/OCCUPANT
41 BUCKHORN ROAD
BLOOMSBURG, PENNSYLVANIA 17815

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

WACHOVIA BANK, NATIONAL ASSOCIATION,
TRUSTEE FOR PENNSYLVANIA HOUSING
FINANCE AGENCY,

PLAINTIFF

VS.

DIANE M. HALYE
JOSEPH W. HALYE,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006-CV-1289

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, FEBRUARY 7, 2007

TIME: 10:00 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:

41 BUCKHORN ROAD
BLOOMSBURG, PENNSYLVANIA 17815

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

No. 2006-CV-1289

JUDGMENT AMOUNT \$109,962.69

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

DIANE M. HALYE AND JOSEPH W. HALYE

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:

North Penn 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 an 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 piece and parcel of land situate in the Village of Buckhorn, Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

BOUNDED on the North by land now or formerly of Larue Zeisloft; on the East by land late of Charles Fruit, now or formerly Brobst; on the South by land now or formerly of William Wiese; and on the West by road leading from Bloomsburg to Jerseytown, being 60 feet, more or less, on Main Street, and 150 feet, more or less in depth. Upon which are erected a two and one-half story frame dwelling house and outbuildings.

HAVING THEREON ERECTED A DWELLING KNOWN AS 41 BUCKHORN ROAD, BLOOMSBURG, PENNSYLVANIA 17815.

TAX PARCEL: 18-02A-020

BEING THE SAME PREMISES WHICH Christopher P. Brown and Tia A. Brown, his wife, by deed dated 3/7/05 and recorded 3/9/05 in Columbia County Instrument No. 200502315 granted and conveyed unto Joseph W. Halye and Diane M. Halye.

TO BE SOLD AS THE PROPERTY OF JOSEPH W. HALYE AND DIANE M. HALYE ON COLUMBIA COUNTY JUDGMENT NO. 2006 CV 11289.

7160 3901 9849 0762 7953

TO: DIANE M. HALYE
41 BUCKHORN ROAD
BLOOMSBURG, PA 17815

SENDER: NOS 02/07/07

REFERENCE: PHFA VS. HALYE

PS Form 3800, January 2005

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

US Postal Service

**Receipt for
Certified Mail**

For use only by the addressee or the sender.
For use only by the addressee or the sender.

POSTMARK OR DATE

7160 3901 9849 0762 7960

TO: JOSEPH W. HALYE
41 BUCKHORN ROAD
BLOOMSBURG, PA 17815

SENDER: NOS 02/07/07

REFERENCE: PHFA VS. HALYE

PS Form 3800, January 2005

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

US Postal Service

**Receipt for
Certified Mail**

For use only by the addressee or the sender.
For use only by the addressee or the sender.

POSTMARK OR DATE

PENNSYLVANIA HOUSING FINANCE AGENCY v. DIANE M. HALYE JOSEPH W. HALYE
Columbia County Sale 2-7-01

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:

DIANE M. HALYE
41 BUCKHORN ROAD
BLOOMSBURG, PA 17815

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:

JOSEPH W. HALYE
41 BUCKHORN ROAD
BLOOMSBURG, PA 17815

Postmark:

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

Received from:

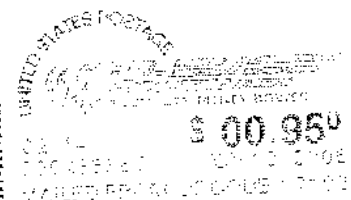
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

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

Postmark:



PENNSYLVANIA HOUSING FINANCE AGENCY v. DIANE M. HALYE JOSEPH W. HALYE
Columbia County Sale

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

Received from:

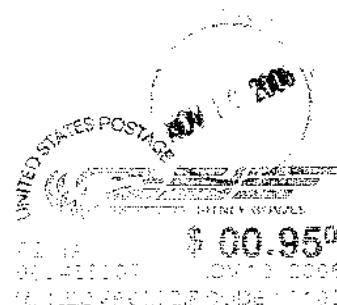
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:

TENANT/OCCUPANT
41 BUCKHORN ROAD
BLOOMSBURG, PENNSYLVANIA 17815

Postmark:



PURCELL, KRUG & HALLER
1719 N. FRONT STREET
HARRISBURG, PA 17102
PH: 717-234-4178 X 126
FAX: 717-234-1206

fax transmittal

To: SHERIFF'S OFFICE

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

Fax: 570-389-5625

Phone: 570-389-5624

Re: SHERIFFS SALE

DIANE M. HALYE JOSEPH W. HALYE

2006-CV-1289

From: Purcell, Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
Ph: 717-234-4178
Fax: 717-234-1206

BARB VILLARRIAL

Date: February 6, 2007

Pages: 1 PAGE

PROPERTY: 41 BUCKHORN ROAD

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

Notes PLEASE CONTINUE THE SHERIFF SALE SCHEDULED FOR 02/07/07 TO THE NEXT SALE DATE OF 05/02/07 DUE TO MORTGAGOR FILING BANKRUPTCY

time 9:30

IF THERE IS ANY TROUBLE IN TRANSMISSION PLEASE DIAL THE ABOVE REFERENCED SENDER IMMEDIATELY.

IBC PAM - LIVE - VERSION 3.1.4L - NoticeOfFiling

<https://ecf.pamb.circ3.dcn/cgi-bin/NoticeOfFiling.pl?169989>

United States Bankruptcy Court
Middle District of Pennsylvania

Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 02/06/2007 at 3:36 PM and filed on 02/06/2007.

Joseph W Halye
41 Buckhorn Road
Bloomsburg, PA 17815
SSN: xxx-xx-8188

Diane M Halye
41 Buckhorn Road
Bloomsburg, PA 17815
SSN: xxx-xx-5629

The bankruptcy trustee is:

Charles J. DeHart, III (Trustee)
8125 Adams Drive, Suite A
Hummelstown, PA 17036
717 566-6097

The case was assigned case number 5:07-bk-50306-JJT to Judge John J Thomas.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our *Internet* home page <http://www.pamb.uscourts.gov/> or at the Clerk's Office, U.S. Bankruptcy Court, 274 Max Rosenn U.S. Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

Arlene E Righter
Clerk, U.S. Bankruptcy
Court



STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry 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 January 17, 24, 31, 2007 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner 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 31st day of Jan.....2007.....

.....
(Notary Public)

My commission expires Commonwealth of Pennsylvania

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.

.....

Deb

JANUARY 31, 2007

10:30 AM LAWRENCE REGAN & JEANETTE LAKE--2732 HEIGHTS RD BERWICK--07-03-021

NONE

FEBRUARY 7, 2007

2005 Taxes
995.96

- 9:00 AM DALE & RICKY MILHEIM--216 JACKSON ST. BERWICK--04B-04-091 Feb. Amount
- 9:00 AM PETRONILA & JOSE POSADA--1525 3RD AVE. BERWICK--04D-06-097 2005 Taxes 1,145.54
2006 Taxes 1,088.53
- 9:00 AM GUY SLUSSER--22 GOLF COURSE ROAD BERWICK--11-07-023-01 NONE
- 9:00 AM NICOLE RUHMEL--1530 RUHMELS LANE BERWICK--04D-04-007 NONE
- 9:30 AM EARL YODER & ALFONSO KOROS--1548 SPRING GARDEN AVE. BERWICK--04D-05-055 2005 1,439.47
2006 1,375.22
- 9:30 AM LINDA & RICHARD KARNS--RURAL ROUTE 1, ROUTE 487, STILLWATER--33-01-006 2006 6,052.38
- 9:30 AM TIMOTHY CORNELISON--825 MERCER ST. BERWICK--04D-06-134-01 NONE
- 9:30 AM HEATHER SHUMAN--606 HETLERVILLE RD NESCOPECK--23-08-11 NONE
- 10:00 AM JOSEPH & DIANE HALYE--41 BUCKHORN RD BLOOMSBURG--18-02A-020 NONE
- 10:00 AM RICHARD HUMMEL--312 THIRD ST. WILBURTON--14-9A-058 NONE
- 10:00 AM LINDA & ALBERT KESSLER--2820 WHITE BIRCH LN BLOOMSBURG--31-04A-094 NONE
- 10:00 AM ALAN MERCURIO--123 N SECOND ST. CATAWISSA--08-02-194 2006 Taxes \$490.12
- 10:30 AM BRYAN & LAVINA WILDONER--260 MARKET ST. BENTON--02-4-039 2006 Taxes \$795.03
- 10:30 AM KATHLEEN & TIMOTHY THORYK--1429 SPRING GARDEN AVE. BERWICK--04D-08-074 NONE
- 10:30 AM NAOMI & ERICA KAISER--1629 FRANKLIN ST. BERWICK--04A-11-029 NONE
- 1:00 PM LUCAS-BEIERSCHMITT--55 WILLIAMSBURG RD BLOOMSBURG--18-02-04, 18-07-06-01, 18-02-04-18

SALE TO BE HELD AT 55 WILLIAMSBURG ROAD BLOOMSBURG

18,02-004-18,000

2005 1,277.88

2006 1,162.03

2005 22,402.83
2006 30,368.68

2005 757.47
2006 677.79

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, NATIONAL ASSOC.

VS.

DIANE & JOSEPH HALYE

WRIT OF EXECUTION #169 OF 2006 ED

POSTING OF PROPERTY

January 3, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DIANE & JOSEPH HALYE AT 41 BUCKHORN ROAD BLOOMSBURG COLUMBIA
COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF
DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

DEPUTY SHERIFF

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 8TH DAY OF JANUARY 2007

Wendy Westover

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

82 Buckhorn Road, Bloomsburg, PA 17815
570-704-2690
FAX - 570-784-1425

Hemlock Municipal Sewer Cooperative

Fax

To: Tim Chamberlain	From: Garey Bittenbender
Fax: 389-6625	Pages: 1
Phone:	Date: November 19, 2006
Re: Halye, Docket 169ED2006	CC:

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

● **Comments:**

HMSC has the current account balance due as of the date of the sale on
February 7, 2007

Total Amount due: \$420.00

Please advise if you desire additional information.

PS: for some reason I am not getting the information on Sales directly. Please fax the info to my
Fax number 570-784-1425, or Mail to the above address.

Thanks,

Garey

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

**WACHOVIA BANK, NATIONAL
ASSOCIATION, TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE
AGENCY**

Docket # 169ED2006

VS

MORTGAGE FORECLOSURE

**DIANE M. HALYE
JOSEPH W. HALYE**

AFFIDAVIT OF SERVICE

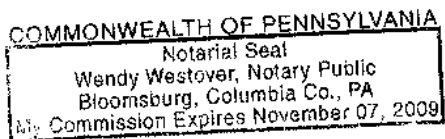
NOW, THIS TUESDAY, NOVEMBER 14, 2006, AT 9:10 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JOSEPH HALYEAT 41 BUCKHORN ROAD, BLOOMSBURG BY HANDING TO JOSEPH HALYE, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

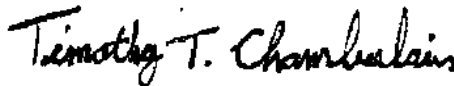
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, NOVEMBER 14, 2006



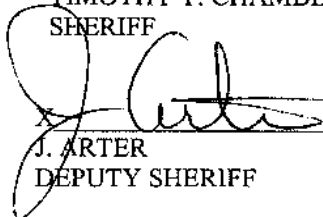
NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF



J. ARTER
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 766-6300

WACHOVIA BANK, NATIONAL
ASSOCIATION, TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE
AGENCY

Docket # 169ED2006

VS

MORTGAGE FORECLOSURE

DIANE M. HALYE
JOSEPH W. HALYE

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, NOVEMBER 14, 2006, AT 9:10 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON DIANE HALYE AT 41 BUCKHORN ROAD, BLOOMSBURG BY
HANDING TO JOSEPH HALYE, HUSBAND, A TRUE AND ATTESTED COPY OF THE ORIGINAL
WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, NOVEMBER 14, 2006

NOTARY PUBLIC

X

TIMOTHY T. CHAMBERLAIN
SHERIFF

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

J. ARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/7/2006

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 169ED2006

PLAINTIFF WACHOVIA BANK, NATIONAL ASSOCIATION, TRUSTEE
FOR PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT DIANE M. HALYE
JOSEPH W. HALYE
ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
DIANE HALYE
41 BUCKHORN ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON JOSEPH

RELATIONSHIP HUSBAND IDENTIFICATION _____

DATE 11-14-6 TIME 0910 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS DATE	TIME	OFFICER	REMARKS
<u>11-8-6</u>	<u>0955</u>	<u>ARTER</u>	<u>CARD</u>
<u>11-9-6</u>	<u>0945</u>	<u>ARTER</u>	<u>CARD</u>
<u>11-13-6</u>	<u>1530</u>	<u>ARTER</u>	<u>1</u>

DEPUTY J. Carter DATE 11-14-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/7/2006

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 169ED2006

PLAINTIFF WACHOVIA BANK, NATIONAL ASSOCIATION, TRUSTEE
FOR PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT DIANE M. HALYE
JOSEPH W. HALYE
ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
JOSEPH HALYE
41 BUCKHORN ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON JOSEPH

RELATIONSHIP DEF IDENTIFICATION _____

DATE 11-14-6 TIME 0910 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

11-8-6 0955 ARTER CARD

11-9-6 0945 ARTER CARD

11-13-6 1530 ARTER CARD

DEPUTY

J. Carter

DATE 11-14-6

2006 Due
TAXES

Notes: By
Feb 7, 2007
Any unpaid
Taxes will
be turned
over to
Cal. Co. Tax
Claims Bureau
for collection

Address
NOV 10 2006

■ 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

3. Service Type
☒ Certified 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 0390 0001 2235 8809

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-154

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

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

4. Restricted Delivery? (Extra Fee)
☐ Yes

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

C. Date of Delivery
A. Signature
B. Received by (Printed Name)
C. Date of Delivery

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.

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

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

4. Restricted Delivery? (Extra Fee)
☐ Yes

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

C. Date of Delivery
A. Signature
B. Received by (Printed Name)
C. Date of Delivery

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.

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

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

4. Restricted Delivery? (Extra Fee)
☐ Yes

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

C. Date of Delivery
A. Signature
B. Received by (Printed Name)
C. Date of Delivery

PS Form 3811, February 2004

Domestic Return Receipt

(Transfer from service label)

7005 0390 0001 2235 8847

102595-02-M-154

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

Tuesday, November 07, 2006

**DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY RD
BLOOMSBURG, PA 17815-**

**WACHOVIA BANK, NATIONAL ASSOCIATION, TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY**

VS

**DIANE M. HALYE
JOSEPH W. HALYE**

DOCKET # 169ED2006

JD # 1289JD2006

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

WACHOVIA BANK, NATIONAL ASSOCIATION,
TRUSTEE FOR PENNSYLVANIA HOUSING
FINANCE AGENCY,

PLAINTIFF

VS.

DIANE M. HALYE
JOSEPH W. HALYE,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006-CV-1289

2006-ED-169
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: February 7, 2007

TIME: 10:00 am

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:

41 BUCKHORN ROAD
BLOOMSBURG, PENNSYLVANIA 17815

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

No. 2006-CV-1289

JUDGMENT AMOUNT \$109,962.69

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

DIANE M. HALYE AND JOSEPH W. HALYE

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:

North Penn 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 an 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 piece and parcel of land situate in the Village of Buckhorn, Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

BOUNDED on the North by land now or formerly of Larue Zeisloft; on the East by land late of Charles Fruit, now or formerly Brobst; on the South by land now or formerly of William Wiese; and on the West by road leading from Bloomsburg to Jerseytown, being 60 feet, more or less, on Main Street, and 150 feet, more or less in depth. Upon which are erected a two and one-half story frame dwelling house and outbuildings.

HAVING THEREON ERECTED A DWELLING KNOWN AS 41 BUCKHORN ROAD, BLOOMSBURG, PENNSYLVANIA 17815.

TAX PARCEL: 18-02A-020

BEING THE SAME PREMISES WHICH Christopher P. Brown and Tia A. Brown, his wife, by deed dated 3/7/05 and recorded 3/9/05 in Columbia County Instrument No. 200502315 granted and conveyed unto Joseph W. Halye and Diane M. Halye.

TO BE SOLD AS THE PROPERTY OF JOSEPH W. HALYE AND DIANE M. HALYE ON COLUMBIA COUNTY JUDGMENT NO. 2006 CV 11289.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/7/2006

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 169ED2006

PLAINTIFF WACHOVIA BANK, NATIONAL ASSOCIATION, TRUSTEE
FOR PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT DIANE M. HALYE
JOSEPH W. HALYE
ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED
DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY RD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Dropped in Mail Slot

RELATIONSHIP _____ IDENTIFICATION _____

DATE 11-8-6 TIME 0902 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Carter

DATE 11-8-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/7/2006

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 169ED2006

PLAINTIFF WACHOVIA BANK, NATIONAL ASSOCIATION, TRUSTEE
FOR PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT DIANE M. HALYE
JOSEPH W. HALYE
ATTORNEY FIRM Purcell, Krug & Haller

PERSON/CORP TO SERVED	PAPERS TO SERVED
HEMLOCK SEWER	MORTGAGE FORECLOSURE
FIREHALL ROAD	
BLOOMSBURG	

SERVED UPON LARINA KRAWLER

RELATIONSHIP Sect IDENTIFICATION _____

DATE 11-8-06 TIME 0855 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 11-8-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/7/2006

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 169ED2006

PLAINTIFF WACHOVIA BANK, NATIONAL ASSOCIATION, TRUSTEE
FOR PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT DIANE M. HALYE
JOSEPH W. HALYE
ATTORNEY FIRM Purcell, Krug & Haller

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Leslie L. HAN

RELATIONSHIP CUSTOMER SELLERS IDENTIFICATION _____

DATE 11-8-6 TIME 0840 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. Cate

DATE 11-8-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/7/2006

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 169ED2006

PLAINTIFF WACHOVIA BANK, NATIONAL ASSOCIATION, TRUSTEE
FOR PENNSYLVANIA HOUSING FINANCE AGENCY

DEFENDANT DIANE M. HALYE
JOSEPH W. HALYE
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 Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 11-8-6 TIME 0825 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. Miller
DATE 11-8-6

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 11/08/2006

Fee: \$5.00

Cert. NO: 2660

HALYE DIANE M & JOSEPH W
41 BUCKHORN ROAD
BLOOMSBURG PA 17815

District: HEMLOCK TWP
Deed: 20050 -2315
Location: 41 BUCKHORN RD
Parcel ID:18 -02A-020-00,000

Assessment: 18,008
Balances as of 11/08/2006

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

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

REAL ESTATE OUTLINE

ED # 149-66

DATE RECEIVED 11-2-07
DOCKET AND INDEX 11-2-07

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# 12-1788
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Feb. 7, 2007 TIME 1000
POSTING DATE Jan. 3, 2007
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan. 3, 2007
2ND WEEK Jan. 10, 2007
3RD WEEK Jan. 17, 2007

SHERIFF'S SALE

WEDNESDAY FEBRUARY 7, 2007 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 169 OF 2006 ED AND CIVIL WRIT NO. 1289 OF 2006 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 and parcel of land situate in the Village of Buckhorn, Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

BOUNDED on the North by land now or formerly of Larue Zeisloft; on the East by land late of Charles Fruit, now or formerly Brobst; on the South by land now or formerly of William Wiese; and on the West by road leading from Bloomsburg to Jerseytown, being 60 feet, more or less, on Main Street, and 150 feet, more or less in depth. Upon which are erected a two and one-half story frame dwelling house and outbuildings.

HAVING THEREON ERECTED A DWELLING KNOWN AS 41 BUCKHORN ROAD, BLOOMSBURG, PENNSYLVANIA 17815.

TAX PARCEL: 18-02A-020

BEING THE SAME PREMISES WHICH Christopher P. Brown and Tia A. Brown, his wife, by deed dated 3/7/05 and recorded 3/9/05 in Columbia County Instrument No.200502315 granted and conveyed unto Joseph W. Halye and Diane M. Halye.

TO BE SOLD AS THE PROPERTY OF JOSEPH W. HALYE AND DIANE M. HALYE ON COLUMBIA COUNTY JUDGMENT NO. 2006 CY 11289.

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.sheriffcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY FEBRUARY 7, 2007 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 169 OF 2006 ED AND CIVIL WRIT NO. 1289 OF 2006 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 and parcel of land situate in the Village of Buckhorn, Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

BOUNDED on the North by land now or formerly of Larue Zeisloft; on the East by land late of Charles Fruit, now or formerly Brobst; on the South by land now or formerly of William Wiese; and on the West by road leading from Bloomsburg to Jerseytown, being 60 feet, more or less, on Main Street, and 150 feet, more or less in depth. Upon which are erected a two and one-half story frame dwelling house and outbuildings.

HAVING THEREON ERECTED A DWELLING KNOWN AS 41 BUCKHORN ROAD, BLOOMSBURG, PENNSYLVANIA 17815.

TAX PARCEL: 18-02A-020

BEING THE SAME PREMISES WHICH Christopher P. Brown and Tia A. Brown, his wife, by deed dated 3/7/05 and recorded 3/9/05 in Columbia County Instrument No.200502315 granted and conveyed unto Joseph W. Halye and Diane M. Halye.

TO BE SOLD AS THE PROPERTY OF JOSEPH W. HALYE AND DIANE M. HALYE ON COLUMBIA COUNTY JUDGMENT NO. 2006 CY 11289.

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

WACHOVIA BANK, NATIONAL ASSOCIATION,
TRUSTEE FOR PENNSYLVANIA HOUSING
FINANCE AGENCY,

PLAINTIFF

VS.

DIANE M. HALYE
JOSEPH W. HALYE,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006-CV-1289

2006-ED 139
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: **41 BUCKHORN ROAD BLOOMSBURG, PENNSYLVANIA 17815** as follows:

Amount due pursuant to Judgment	\$109,962.69
Interest	\$844.20
Per diem of \$14.07 to 12/01/06	
Late Charges	\$44.10
(\$22.05 per month to 12/01/06)	
Escrow Deficit	\$2,000.00

TOTAL WRIT \$112,850.99

PLUS COSTS:

Dated: November 7, 2006

Sam B. Kline
PROTHONOTARY

(SEAL)

By _____
DEPUTY

WACHOVIA BANK, NATIONAL ASSOCIATION,
TRUSTEE FOR PENNSYLVANIA HOUSING
FINANCE AGENCY,

PLAINTIFF

VS.

DIANE M. HALYE
JOSEPH W. HALYE,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006-CV-1289

2006-ED-169
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: **41 BUCKHORN ROAD BLOOMSBURG, PENNSYLVANIA 17815** as follows:

Amount due pursuant to Judgment	\$109,962.69
Interest	\$844.20
Per diem of \$14.07 to 12/01/06	
Late Charges	\$44.10
(\$22.05 per month to 12/01/06)	
Escrow Deficit	\$2,000.00

TOTAL WRIT \$112,850.99

PLUS COSTS:

Dated: November 7, 2006

C. L. Kline
PROTHONOTARY

(SEAL)

By _____
DEPUTY

WACHOVIA BANK, NATIONAL ASSOCIATION,
TRUSTEE FOR PENNSYLVANIA HOUSING
FINANCE AGENCY,

PLAINTIFF

VS.

DIANE M. HALYE
JOSEPH W. HALYE,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006-CV-1289

2006-ED-169
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 **41 BUCKHORN ROAD BLOOMSBURG, PENNSYLVANIA 17815:**

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

DIANE M. HALYE
41 BUCKHORN ROAD
BLOOMSBURG, PA 17815

JOSEPH W. HALYE
41 BUCKHORN ROAD
BLOOMSBURG, PA 17815

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**

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**

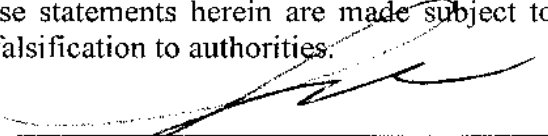
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

TENANT/OCCUPANT
41 BUCKHORN ROAD
BLOOMSBURG, PENNSYLVANIA 17815

(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: November 2, 2006

WACHOVIA BANK, NATIONAL ASSOCIATION,
TRUSTEE FOR PENNSYLVANIA HOUSING
FINANCE AGENCY,

PLAINTIFF

VS.

DIANE M. HALYE
JOSEPH W. HALYE,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006-CV-1289

2006-ED-169
IN MORTGAGE FORECLOSURE

COPY

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 **41 BUCKHORN ROAD BLOOMSBURG, PENNSYLVANIA 17815:**

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

DIANE M. HALYE
41 BUCKHORN ROAD
BLOOMSBURG, PA 17815

JOSEPH W. HALYE
41 BUCKHORN ROAD
BLOOMSBURG, PA 17815

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**

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**

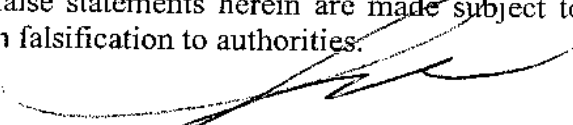
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

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

TENANT/OCCUPANT
41 BUCKHORN ROAD
BLOOMSBURG, PENNSYLVANIA 17815

(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: November 2, 2006

WACHOVIA BANK, NATIONAL ASSOCIATION,
TRUSTEE FOR PENNSYLVANIA HOUSING
FINANCE AGENCY,

PLAINTIFF

VS.

DIANE M. HALYE
JOSEPH W. HALYE,

DEFENDANT(S)

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2006-CV-1289

2006-ED-189

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:

**41 BUCKHORN ROAD
BLOOMSBURG, PENNSYLVANIA 17815**

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

No. 2006-CV-1289

JUDGMENT AMOUNT \$109,962.69

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

DIANE M. HALYE AND JOSEPH W. HALYE

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:

North Penn 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 an 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 piece and parcel of land situate in the Village of Buckhorn, Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

BOUNDED on the North by land now or formerly of Larue Zeisloft; on the East by land late of Charles Fruit, now or formerly Brobst; on the South by land now or formerly of William Wiese; and on the West by road leading from Bloomsburg to Jerseytown, being 60 feet, more or less, on Main Street, and 150 feet, more or less in depth. Upon which are erected a two and one-half story frame dwelling house and outbuildings.

HAVING THEREON ERECTED A DWELLING KNOWN AS 41 BUCKHORN ROAD, BLOOMSBURG, PENNSYLVANIA 17815.

TAX PARCEL: 18-02A-020

BEING THE SAME PREMISES WHICH Christopher P. Brown and Tia A. Brown, his wife, by deed dated 3/7/05 and recorded 3/9/05 in Columbia County Instrument No. 200502315 granted and conveyed unto Joseph W. Halye and Diane M. Halye.

TO BE SOLD AS THE PROPERTY OF JOSEPH W. HALYE AND DIANE M. HALYE ON COLUMBIA COUNTY JUDGMENT NO. 2006 CV 11289.

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: **WACHOVIA BANK, NATIONAL ASSOCIATION, TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY**

VS.

Defendant(s): **DIANE M. HALYE AND JOSEPH W. HALYE**

Filed to No. **2006-CV-1289**

INSTRUCTIONS

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

41 BUCKHORN ROAD, BLOOMSBURG, PENNSYLVANIA 17815

(A more complete legal description accompanies these documents.)

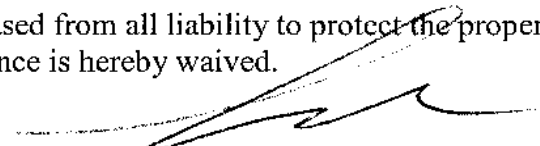
The parties to be served **PERSONALLY** and their addresses are as follows:

**DIANE M. HALYE, 41 BUCKHORN ROAD BLOOMSBURG, PA 17815
JOSEPH W. HALYE, 41 BUCKHORN ROAD BLOOMSBURG, PA 17815**

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, November 2, 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

ALL THAT CERTAIN piece and parcel of land situate in the Village of Buckhorn, Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

BOUNDED on the North by land now or formerly of Larue Zeisloft; on the East by land late of Charles Fruit, now or formerly Brobst; on the South by land now or formerly of William Wiese; and on the West by road leading from Bloomsburg to Jerseytown, being 60 feet, more or less, on Main Street, and 150 feet, more or less in depth. Upon which are erected a two and one-half story frame dwelling house and outbuildings.

HAVING THEREON ERECTED A DWELLING KNOWN AS 41 BUCKHORN ROAD, BLOOMSBURG, PENNSYLVANIA 17815.

TAX PARCEL: 18-02A-020

BEING THE SAME PREMISES WHICH Christopher P. Brown and Tia A. Brown, his wife, by deed dated 3/7/05 and recorded 3/9/05 in Columbia County Instrument No. 200502315 granted and conveyed unto Joseph W. Halye and Diane M. Halye.

TO BE SOLD AS THE PROPERTY OF JOSEPH W. HALYE AND DIANE M. HALYE ON COLUMBIA COUNTY JUDGMENT NO. 2006 CV 11289.

ALL THAT CERTAIN piece and parcel of land situate in the Village of Buckhorn, Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

BOUNDED on the North by land now or formerly of Larue Zeisloft; on the East by land late of Charles Fruit, now or formerly Brobst; on the South by land now or formerly of William Wiese; and on the West by road leading from Bloomsburg to Jerseytown, being 60 feet, more or less, on Main Street, and 150 feet, more or less in depth. Upon which are erected a two and one-half story frame dwelling house and outbuildings.

HAVING THEREON ERECTED A DWELLING KNOWN AS 41 BUCKHORN ROAD, BLOOMSBURG, PENNSYLVANIA 17815.

TAX PARCEL: 18-02A-020

BEING THE SAME PREMISES WHICH Christopher P. Brown and Tia A. Brown, his wife, by deed dated 3/7/05 and recorded 3/9/05 in Columbia County Instrument No. 200502315 granted and conveyed unto Joseph W. Halye and Diane M. Halye.

TO BE SOLD AS THE PROPERTY OF JOSEPH W. HALYE AND DIANE M. HALYE ON COLUMBIA COUNTY JUDGMENT NO. 2006 CV 11289.

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: November 2, 2006

FROM:

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

CASE CAPTION:

***WACHOVIA BANK, NATIONAL ASSOCIATION, TRUSTEE FOR PENNSYLVANIA HOUSING
FINANCE AGENCY***

VS.

***DIANE M. HALYE
JOSEPH W. HALYE***

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2006-CV-1289

SERVICE TO BE MADE ON DEFENDANT:

DIANE M. HALYE

ADDRESS FOR "PERSONAL SERVICE":

DIANE M. HALYE at: 41 BUCKHORN ROAD BLOOMSBURG, PA 17815

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

TO THE SHERIFF OF COLUMBIA COUNTY:

REQUEST FOR SERVICE

DATE: November 2, 2006

FROM:

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

CASE CAPTION:

***WACHOVIA BANK, NATIONAL ASSOCIATION, TRUSTEE FOR PENNSYLVANIA HOUSING
FINANCE AGENCY***

VS.

***DIANE M. HALYE
JOSEPH W. HALYE***

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

No. 2006-CV-1289

SERVICE TO BE MADE ON DEFENDANT:

JOSEPH W. HALYE

ADDRESS FOR "PERSONAL SERVICE":

JOSEPH W. HALYE at: 41 BUCKHORN ROAD BLOOMSBURG, PA 17815

Requested by
Leon P. Haller, Esquire
Attorney for Plaintiff

Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17102

COMMERCE BANK
60-184-313

CHECK NO. 124788

CHECK DATE 11/03/2006

124788

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

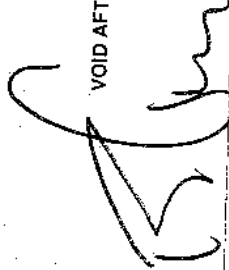
CHECK AMOUNT

\$*****1,350.00

TO THE
ORDER
OF

SHERIFF OF COLUMBIA COUNTY

VOID AFTER 90 DAYS



⑈124788⑈ ⑆031301846⑆ 51 320931 2⑈

MP

Details on Back



Security Features Included