

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

National City Inst. VS Ngem's & Eric's Kaseo

NO. 187-06 ED NO. 9/0-06 JD

DATE/TIME OF SALE: Feb. 7 10:30

BID PRICE (INCLUDES COST) \$ 60,000.00

POUNDAGE - 2% OF BID \$ 1200.00

TRANSFER TAX - 2% OF FAIR MKT \$ _____

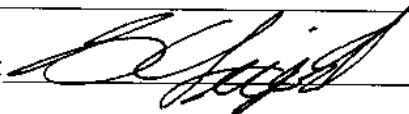
MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 34,477.09

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 34,477.09

LESS DEPOSIT: \$ 1200.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 34,477.09

SHERIFF'S SALE COST SHEET

National City Mort. VS. Algeria & E. 129 Karver
 NO. 127-06 ED NO. 910-00 JD DATE/TIME OF SALE Feb. 7 1030

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>210.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>32.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>7.00</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****	\$ <u>461.00</u>	

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>82.12</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****	\$ <u>1075.12</u>	

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>42.50</u>	
TOTAL *****	\$ <u>52.50</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>255.47</u>	
WATER 20	\$	
TOTAL *****	\$ <u>255.47</u>	

SURCHARGE FEE (DSTE)	\$ <u>150.00</u>	
MISC. _____	\$	
_____	\$	
TOTAL *****	\$ <u>0.00</u>	

TOTAL COSTS (OPENING BID) \$ 1176.59

LOUIS P. VITI & ASSOCIATES, P.C.
916 5TH AVE. FL. 4
PITTSBURGH, PA 15219

DATE 8-7-2007

8-12
430 358

National City

\$ 28,477.09
DOLLARS

FOR

⑈00003292⑈ ⑆043000122⑆ 98106704⑈

Michael Dunbar

AMERICAN EXPRESS

Louis P. Vitti and Associates, P.C.

COUNSELLORS AT LAW
916 FIFTH AVENUE
PITTSBURGH, PENNSYLVANIA 15219

PHONE: (412) 281-1725

FAX: (412) 281-3810

LOUIS P. VITTI
RODNEY PERMIGIANI
BLAISE J. GUZEWICZ

Today is Wednesday
Feb. 7, 2007

Sheriff of Columbia County
Columbia County Courthouse
Bloomensburg PA 17815

RE:

Kaiser
2006-CV-910 MF

Ladies and Gentlemen:

Please name as grantee in the above captioned matter:

National City Bank

Very truly yours,

Louis P. Vitti

Louis P. Vitti

LPV/mag

CERTIFICATE OF RESIDENCE:

3232 Newmark Drive
Miamisburg Ohio 45342

RETURN RECORDED DEED TO:

LOUIS P. VITTI & ASSOCIATES, P.C.
916 FIFTH AVENUE
PITTSBURGH, PA 15219



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG PA 17125-0603

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: Louis F. Vitti and Associates Telephone Number: (412) 281-1725
Street Address: 916 Fifth Avenue City: Pittsburgh State: PA Zip Code: 15219

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s): SHERIFF OF COLUMBIA COUNTY
Street Address: COLUMBIA COUNTY COURTHOUSE
City: BLOOMSBURG State: PA Zip Code: 17815
Grantee(s)/Lessee(s): NATIONAL CITY BANK
Street Address: 3232 NEWMARK DRIVE
City: MAMISBURG State: OHIO Zip Code: 45342

C. PROPERTY LOCATION

Street Address: 1629 FRANKLIN STREET
County: COLUMBIA School District: BOROUGH OF BERWICK
Tax Parcel Number: 044-11-029

D. VALUATION DATA

1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 1.00
4. County Assessed Value 27,834.00	5. Common Level Ratio Factor x 3.47	6. Fair Market Value = 96,583.98

E. EXEMPTION DATA

1a. Amount of Exemption Claimed: 100%
1b. Percentage of Interest Conveyed: 100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent: Estate File Number:)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 1032#200316278, Page Number
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.)

The grantee is receiving this property in lieu of foreclosure. It is exempt from transfer tax.

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: Louis F. Vitti Date: 2-7-2007

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

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 January, 2007.

.....
(Notary Public)
Commonwealth of Pennsylvania
My commission expires
Notary 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.

.....

Pos 13

JANUARY 31, 2007

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

NONE

FEBRUARY 7, 2007

- 9:00 AM DALE & RICKY MILHEIM--216 JACKSON ST. BERWICK--04B-04-091 Feb. Amount 2005 Taxes 995.96
- 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 MERCURJO--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
2005 22,402.83
2006 30,368.68
- 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
2005 757.47
2006 677.79

18,02-004-18,000
2005 1,277.88
2006 1,162.03

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.

NATIONAL CITY MORTGAGE CO.

VS.

NAOMI & ERICA KAISER


WRIT OF EXECUTION #187 OF 2006 ED

POSTING OF PROPERTY

January 3, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF NAOMI & ERICA KAISER AT 1629 FRANKLIN STREET 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 8TH DAY OF JANUARY 2007



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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

NATIONAL CITY MORTGAGE CO.,

CIVIL DIVISION

NO. 2006-CV-910 MF

AFFIDAVIT OF SERVICE

Plaintiff,

vs.

Filed on behalf of
Plaintiff

NAOMI M. KAISER and ERICA L.
KAISER,

Counsel of record for this
party:

Defendant.

Louis P. Vitti, Esquire
PA I.D. #3810
Supreme Court #01072

Louis P. Vitti & Assoc., P.C.
916 Fifth Avenue
Pittsburgh, PA 15219

(412) 281-1725

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

NATIONAL CITY MORTGAGE CO.,

Plaintiff,

vs.

NAOMI M. KAISER and ERICA L. KAISER,

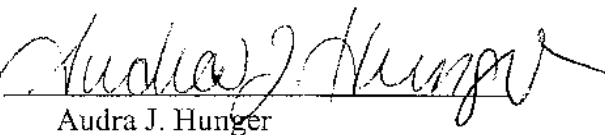
Defendants.

NO. 2006-CV-910 MF

AFFIDAVIT OF SERVICE

I, Audra J. Hunger, do hereby certify that a Notice of Sale was mailed and served upon the defendants and all lien holders by Certificate of Mailing for service in the above-captioned case on December 6, 2006, advising them of the Sheriff's sale of the property at 1629 Franklin Street, Berwick, PA 18603, *on February 7, 2007.*

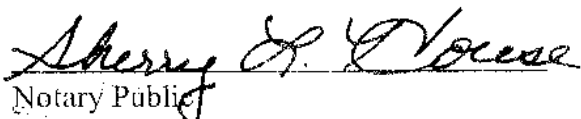
LOUIS P. VITTI & ASSOCIATES, P.C.

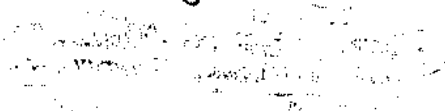
BY 
Audra J. Hunger

SWORN to and subscribed

before me this 3rd day

of January, 2007.


Notary Public



FILED
PROTHONOTARY

2006 SEP 25 A 9 35

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

NATIONAL CITY MORTGAGE CO.,
Plaintiff,

vs.

NAOMI M. KAISER and ERICA L. KAISER

Defendants.

)
) No. 2006-CV-910 MF
)
)
)
)
)

ORDER OF COURT

NOW, this 25th day of September, 2006, it appearing to the Court that the Sheriff has been frustrated in service of process, it is Ordered, Adjudged and Decreed that service of the Complaint and all subsequent documents upon all Defendants be accomplished by ordinary mail to Defendant(s) last known address and by posting the property by the Sheriff in order to effect compliance with Rule 400, et seq. and Rule 3129.1, et seq.

BY THE COURT:

/s/ Thomas J. Jones Jr. J.

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Naomi M. Kaiser 1629 Franklin Street Berwick, PA 18603	

PS Form 3817, January 2001

AJ/Kaiser/2-7-07

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Erica L. Kaiser 1629 Franklin Street Berwick, PA 18603	

PS Form 3817, January 2001

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Tax Collector of Berwick Borough 120 East 3rd Street Berwick, PA 18603	

PS Form 3817, January 2001

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
PAWC P.O. Box 578 Alton, IL 62002	

PS Form 3817, January 2001

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Borough of Berwick 344 Market Street Berwick, PA 18603	

PS Form 3817, January 2001

AJ/Kaiser/2-7-07

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Commonwealth of PA - DPW P.O. Box 8016 Harrisburg, PA 17105	

PS Form 3817, January 2001

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Clerk of Courts Criminal/Civil Division P.O. Box 380 Bloomsburg, PA 17815	

PS Form 3817, January 2001

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Tax Claim Bureau of Columbia County 35 West Main Street Bloomsburg, PA 17815	

PS Form 3817, January 2001

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to	
Court of Common Pleas of Columbia County Domestic Relations Division P.O. Box 380 Bloomsburg, PA 17815	

PS Form 3817, January 2001

AJ/Kaiser/2-7-07

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
PA Dept. of Revenue Bureau of Compliance Dept. #281230 Harrisburg, PA 17128-1230	

PS Form 3817, January 2001

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	
<u>Louis P. Vitti & Associates, P.C.</u> <u>916 Fifth Avenue, Pittsburgh, PA 15219</u>	
One piece of ordinary mail addressed to:	
Tenant/Occupant 1629 Franklin Street Berwick, PA 18603	

PS Form 3817, January 2001



December 14, 2006

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

NATIONAL CITY MORTGAGE CO.

VS.

**NAOMI M. KAISER
ERICA L. KAISER**

DOCKET # 187ED2006

JD # 910JD2006

Dear Timothy:

The balance due on sewer account #102012 for the property located at 1629 Franklin Street, Berwick Pa is \$235.47.

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

Sincerely,

Kelly Greer
Authority Clerk

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

NATIONAL CITY MORTGAGE CO.

Docket # 187ED2006

VS

MORTGAGE FORECLOSURE

NAOMI M. KAISER
ERICA L. KAISER

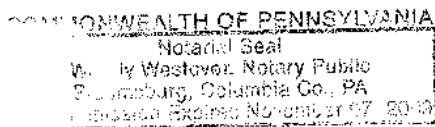
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, DECEMBER 01, 2006, AT 9:15 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON ERICA KAISER AT 1629 FRANKLIN ST., BERWICK BY HANDING TO NAOMI KAISER, Mother, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, DECEMBER 04, 2006


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

NATIONAL CITY MORTGAGE CO.

Docket # 187ED2006

VS

MORTGAGE FORECLOSURE

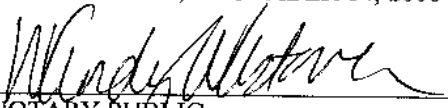
NAOMI M. KAISER
ERICA L. KAISER

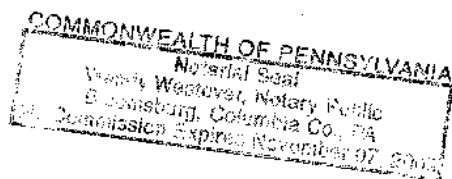
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, DECEMBER 01, 2006, AT 9:15 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON NAOMI KAISER AT 1629 FRANKLIN ST., BERWICK BY HANDING TO NAOMI KAISER, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, DECEMBER 04, 2006


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/28/2006

SERVICE# 7 - OF - 15 SERVICES
DOCKET # 187ED2006

PLAINTIFF NATIONAL CITY MORTGAGE CO.

DEFENDANT NAOMI M. KAISER
ERICA L. KAISER

ATTORNEY FIRM LOUIS P. VITTI

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

SERVED UPON CONNIE GINGHER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-04-06 TIME 0930 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Paul D. [Signature] DATE 12-04-06

Tax Notice 2006 County & Municipality

BERWICK BORO

MAKE CHECKS PAYABLE TO:

Connie C Gingher
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9:30AM - 4PM

CLOSED WEDNESDAY & HOLIDAYS.

CLOSED FRIDAY AFTER DISCOUNT

PHONE: 570-752-7442

DATE 03/01/2006
BILL NO. 4262

FOR: COLUMBIA COUNTY

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	27,834	5.646	154.01	157.15	172.87
SINKING		1.345	36.69	37.44	41.18
LIGHT		.75	20.46	20.88	21.92
FIRE		1.25	34.09	34.79	36.53
BORO RE		8.6	234.58	239.37	251.34
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT			479.83 April 30 If paid on or before	489.63 June 30 If paid after	523.84 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

KAISER NAOMI M & ERICA L
1629 FRANKLIN STREET
BERWICK PA 18603

CNTY TWP

Discount 2% 2%

Penalty 10% 5%

PARCEL: 04A-11 -029-00,000

1629 FRANKLIN ST

2164 Acres

Land

Buildings

Total Assessment

27,834

3,770

24,064

27,834

FILE COPY

This tax returned to
courthouse on:
January 1, 2007

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

TAX NOTICE 2006 SCHOOL REAL ESTATE

BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

CONNIE C. GINGHER

1615 LINCOLN AVENUE

BERWICK, PA 18603

FOR BERWICK AREA SCHOOL DISTRICT

DATE 07/01/2006 BILL# 001996

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	27834	47.100	1284.76	1310.98	1442.08
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			1284.76 Aug 31 IF PAID ON OR BEFORE	1310.98 Oct 31 IF PAID ON OR BEFORE	1442.08 Nov 1 IF PAID AFTER

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

NO REFUNDS UNDER \$5.00

KAISER NAOMI M & ERICA L
1629 FRANKLIN STREET
BERWICK PA 18603

PROPERTY DESCRIPTION

PARCEL 04A11 02900000

1629 FRANKLIN ST

20031-6277

0.22 ACRES

ACCT.

4981

SCHOOL PENALTY 10%

DELINQUENT TAX TO

COURTHOUSE DEC 15

8/18/06

Original

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

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

2. Article Number (Transfer from service label)
7005 1160 0000 3415 0964

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

102595-02-M-1

PS Form 3811, February 2004

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

2. Article Number (Transfer from service label)
7005 1160 0000 3415 0964

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

102595-02-M-1

PS Form 3811, February 2004

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

2. Article Number (Transfer from service label)
7005 1160 0000 3415 0971

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

102595-02-M-1

PS Form 3811, February 2004

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

2. Article Number (Transfer from service label)
7005 1160 0000 3415 0971

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

102595-02-M-1

PS Form 3811, February 2004

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

2. Article Number (Transfer from service label)
7005 1160 0000 3415 1008

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

102595-02-M-1

PS Form 3811, February 2004

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

2. Article Number (Transfer from service label)
7005 1160 0000 3415 1008

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

102595-02-M-1

PS Form 3811, February 2004

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

2. Article Number (Transfer from service label)
7005 1160 0000 3415 0988

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

102595-02-M-1

PS Form 3811, February 2004

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

2. Article Number (Transfer from service label)
7005 1160 0000 3415 0988

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

102595-02-M-1

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY

- Complete Items 1, 2, & 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

2. Article #

(Transfer)

PS Form 3811, February 2004

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, & 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:

PANIC
PO Box 578
ALTON, IL 62002

COMPLETE THIS SECTION ON DELIVERY

- A. Signature [Signature] ☒ Yes ☐ No
- B. Received by (Printed Name) David Miller ☒ Yes ☐ No
- C. Date of Delivery DEC 04 2004
- D. Is delivery address different from item 1? ☐ Yes ☒ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
- ☐ Registered ☐ Return Receipt for Merchandise
- ☐ Insured Mail ☐ C.O.D.

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

2. Article Number

(Transfer from service label)

7005 1160 0000 3425 0995

PS Form 3811, February 2004

Domestic Return Receipt

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/28/2006

SERVICE# 1 - OF - 15 SERVICES
DOCKET # 187ED2006

PLAINTIFF NATIONAL CITY MORTGAGE CO.

DEFENDANT NAOMI M. KAISER
ERICA L. KAISER

ATTORNEY FIRM LOUIS P. VITTI

PERSON/CORP TO SERVED
NAOMI KAISER
1629 FRANKLIN ST.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

Can be posted

SERVED UPON NAOMI KAISER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-01-06 TIME 0915 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Paul Dello

DATE

12-01-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/28/2006

SERVICE# 2 - OF - 15 SERVICES
DOCKET # 187ED2006

PLAINTIFF NATIONAL CITY MORTGAGE CO.

DEFENDANT NAOMI M. KAISER

ERICA L. KAISER

ATTORNEY FIRM LOUIS P. VITTI

PERSON/CORP TO SERVED	PAPERS TO SERVED
ERICA KAISER	MORTGAGE FORECLOSURE
1629 FRANKLIN ST.	
BERWICK	<i>Can be posted</i>

SERVED UPON NAOMI KAISER

RELATIONSHIP MOTHER IDENTIFICATION _____

DATE 12-01-06 TIME 0915 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	<u><i>Rita Dell</i></u>	_____	DATE	<u>12-01-06</u>

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/28/2006

SERVICE# 4 - OF - 15 SERVICES
DOCKET # 187ED2006

PLAINTIFF NATIONAL CITY MORTGAGE CO.

DEFENDANT NAOMI M. KAISER
ERICA L. KAISER

ATTORNEY FIRM LOUIS P. VITTI

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK BOROUGH	MORTGAGE FORECLOSURE
344 MARKET ST.	
BERWICK	

SERVED UPON NORA BEACH

RELATIONSHIP PURCHASER IDENTIFICATION _____

DATE 12-01-06 TIME 1115 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

FR Dill

DATE 12-01-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/28/2006

SERVICE# 6 - OF - 15 SERVICES
DOCKET # 187ED2006

PLAINTIFF NATIONAL CITY MORTGAGE CO.

DEFENDANT NAOMI M. KAISER

ERICA L. KAISER

ATTORNEY FIRM LOUIS P. VITTI

PERSON/CORP TO SERVED	PAPERS TO SERVED
CLERK OF COURTS	MORTGAGE FORECLOSURE
PO BOX 380	
BLOOMSBURG	

SERVED UPON NAOMI KAISER

RELATIONSHIP PLEADGATORY IDENTIFICATION _____

DATE 12-1-6 TIME 0900 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

DATE 12-1-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/28/2006

SERVICE# 8 - OF - 15 SERVICES
DOCKET # 187ED2006

PLAINTIFF NATIONAL CITY MORTGAGE CO.

DEFENDANT NAOMI M. KAISER

ERICA L. KAISER

ATTORNEY FIRM LOUIS P. VITTI

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

SERVED UPON KELLY GIERE

RELATIONSHIP CLEAR IDENTIFICATION _____

DATE 12-01-06 TIME 1030 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

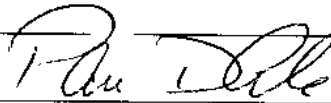
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE

12-01-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/28/2006

SERVICE# 9 - OF - 15 SERVICES
DOCKET # 187ED2006

PLAINTIFF NATIONAL CITY MORTGAGE CO.

DEFENDANT NAOMI M. KAISER

ERICA L. KAISER

ATTORNEY FIRM LOUIS P. VITTI

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Leslie LEWAN

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 12-1-6 TIME 1000 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 12-1-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 11/28/2006

SERVICE# 12 - OF - 15 SERVICES
DOCKET # 187ED2006

PLAINTIFF NATIONAL CITY MORTGAGE CO.

DEFENDANT NAOMI M. KAISER

ERICA L. KAISER

ATTORNEY FIRM LOUIS P. VITTI

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

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 12-1-6 TIME 1200 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 12-1-6

COUNTY OF COLUMBIA

REAL ESTATE TAX CERTIFICATION

Date: 12/01/2006

Fee: \$5.00

Cert. NO: 2767

KAISER NAOMI M & ERICA L
1629 FRANKLIN STREET
BERWICK PA 18603

District: BERWICK BORO
Deed: 20031 -6277
Location: 1629 FRANKLIN ST
Parcel Id:04A-11 -029-00,000

Assessment: 27,834
Balances as of 12/01/2006

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

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

REAL ESTATE OUTLINE

ED # 187-06

DATE RECEIVED 11-28-06
DOCKET AND INDEX 12-1-06

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 1200.00 ✓ CK# 2762
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Feb. 1, 2007 TIME 10:00
POSTING DATE Jan 5 2007
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan 5 - 11
2ND WEEK Jan 12 - 18
3RD WEEK Jan 19 - 25

SHERIFF'S SALE

WEDNESDAY FEBRUARY 7, 2007 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 187 OF 2006 ED AND CIVIL WRIT NO. 910 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 those certain pieces and parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point on the West side of Franklin Street and the Southeast corner of Lot No. 145; thence along said Lot No. 145 in a Westerly direction a distance of one hundred forty-five (145) feet to an alley; thence along said alley in a Southerly direction a distance of forty-five (45) feet to Lot No. 147; thence along said Lot No. 147 in an Easterly direction a distance of one hundred forty-five (145) feet to Franklin Street; thence along Franklin Street in a Northerly direction a distance of forty-five (45) feet to the place of beginning.

BEING Lot No. 146 in Duval Dickson Third Plot of Lots.

TRACT NO. 2:

BEGINNING at a point on Franklin Street, said point being the dividing line between other land now or late of Delmer E. Murphy and Olga A. Murphy, his wife, and the land 146 and 147; thence in a Southerly direction along the West side of Franklin Street a distance of twenty (20) feet to a point in line of other land now or late of Hubert A. Gunther and Janice M. Gunther, his wife; thence in a Westerly direction on a line parallel with the forth course herein a distance of one hundred forty-five (145) feet to the East side of a fifteen foot alley; thence in a Northerly direction along said alley a distance of twenty (20) feet to the dividing line of Lot Nos. 146 and 147; thence in an Easterly direction along the dividing line of Lot Nos. 146 and 147 a distance of one hundred forty-five (145) feet to the West side of Franklin Street, the place of beginning.

BEING the Northerly twenty feet of Lot No. 147 in the Duval Dickson Third Plot of Lots.

HAVING erected thereon a dwelling known as 1629 Franklin Street, Berwick, PA 18603.

PARCEL NO. 04A-11-029

BEING the same premises which Kirk L. Kressler and Sandra R. Kressler, his wife, by deed dated 12/19/2003 and recorded on 12/22/2003 in Columbia County, Pennsylvania, Recorder of Deeds Office at Instrument No.200316277, granted and conveyed unto Naomi M. Kaiser and Erica L. Kaiser, as Tenants in Common.

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
Louis P. Vitti
916 Fifth Avenue
Pittsburgh, PA 15219

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 7, 2007 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 187 OF 2006 ED AND CIVIL WRIT NO. 910 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 those certain pieces and parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point on the West side of Franklin Street and the Southeast corner of Lot No. 145; thence along said Lot No. 145 in a Westerly direction a distance of one hundred forty-five (145) feet to an alley; thence along said alley in a Southerly direction a distance of forty-five (45) feet to Lot No. 147; thence along said Lot No. 147 in an Easterly direction a distance of one hundred forty-five (145) feet to Franklin Street; thence along Franklin Street in a Northerly direction a distance of forty-five (45) feet to the place of beginning.

BEING Lot No. 146 in Duval Dickson Third Plot of Lots.

TRACT NO. 2:

BEGINNING at a point on Franklin Street, said point being the dividing line between other land now or late of Delmer E. Murphy and Olga A. Murphy, his wife, and the land 146 and 147; thence in a Southerly direction along the West side of Franklin Street a distance of twenty (20) feet to a point in line of other land now or late of Hubert A. Gunther and Janice M. Gunther, his wife; thence in a Westerly direction on a line parallel with the forth course herein a distance of one hundred forty-five (145) feet to the East side of a fifteen foot alley; thence in a Northerly direction along said alley a distance of twenty (20) feet to the dividing line of Lot Nos. 146 and 147; thence in an Easterly direction along the dividing line of Lot Nos. 146 and 147 a distance of one hundred forty-five (145) feet to the West side of Franklin Street, the place of beginning.

BEING the Northerly twenty feet of Lot No. 147 in the Duval Dickson Third Plot of Lots.

HAVING erected thereon a dwelling known as 1629 Franklin Street, Berwick, PA 18603.

PARCEL NO. 04A-11-029

BEING the same premises which Kirk L. Kressler and Sandra R. Kressler, his wife, by deed dated 12/19/2003 and recorded on 12/22/2003 in Columbia County, Pennsylvania, Recorder of Deeds Office at Instrument No.200316277, granted and conveyed unto Naomi M. Kaiser and Erica L. Kaiser, as Tenants in Common.

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
Louis P. Vitti
916 Fifth Avenue
Pittsburgh, PA 15219

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

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

National City Mortgage Co.

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY,
PENNSYLVANIA

VS.

Naomi M. Kaiser & Erica L. Kaiser

No. 2006-CV-910 MF Term 19

2006-ED-187
WRIT OF EXECUTION

(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

See attached legal description.

Amount Due	\$ 79,622.30
Interest from 11/17/06	\$
Total	\$

as endorsed.

Plus costs \$

Tom B. Klina / EAB
Prothonotary, Common Pleas Court
of Columbia County, Penna.

Dated 11-28-06
(SEAL)

By:

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

NATIONAL CITY MORTGAGE CO.,

Plaintiff,

vs.

NAOMI M. KAISER and ERICA L. KAISER,

Defendants.

NO. 2006-CV-910 MF

2006-ED-187

LEGAL DESCRIPTION

ALL those certain pieces and parcels of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point on the West side of Franklin Street and the Southeast corner of Lot No. 145; thence along said Lot No. 145 in a Westerly direction a distance of one hundred forty-five (145) feet to an alley; thence along said alley in a Southerly direction a distance of forty-five (45) feet to Lot No. 147; thence along said Lot No. 147 in an Easterly direction a distance of one hundred forty-five (145) feet to Franklin Street; thence along Franklin Street in a Northerly direction a distance of forty-five (45) feet to the place of beginning.

BEING Lot No. 146 in Duval Dickson Third Plot of Lots.

TRACT NO. 2:

BEGINNING at a point on Franklin Street, said point being the dividing line between other land now or late of Delmer E. Murphy and Olga A. Murphy, his wife, and the land 146 and 147; thence in a Southerly direction along the West side of Franklin Street a distance of twenty (20) feet to a point in line of other land now or late of Hubert A. Gunther and Janice M. Gunther, his wife; thence in a Westerly direction on a line parallel with the forth course herein a distance of one hundred forty-five (145) feet to the East side of a fifteen foot alley; thence in a Northerly direction along said alley a distance of twenty (20) feet to the dividing line of Lot Nos. 146 and 147; thence in an Easterly direction along the dividing line of Lot Nos. 146 and 147 a distance of one hundred forty-five (145) feet to the West side of Franklin Street, the place of beginning.

BEING the Northerly twenty feet of Lot No. 147 in the Duval Dickson Third Plot of Lots.

HAVING erected thereon a dwelling known as 1629 Franklin Street, Berwick, PA 18603.

PARCEL NO. 04A-11-029

BEING the same premises which Kirk L. Kressler and Sandra R. Kressler, his wife, by deed dated 12/19/2003 and recorded on 12/22/2003 in Columbia County, Pennsylvania, Recorder of Deeds Office at Instrument No. 200316277, granted and conveyed unto Naomi M. Kaiser and Erica L. Kaiser, as Tenants in Common.

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

National City Mortgage Co.

vs

Naomi M. Kaiser & Erica L. Kaiser

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

No. 2006-CV-910 MF Term 19 E.D.

No. 2006-ED-187 Term 19 A.D.

No. Term 19 J.D.

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

See attached legal description.

RECEIVED
CLERK OF COURT
JAN 11 2007

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

NATIONAL CITY MORTGAGE CO.,

Plaintiff,

vs.

NAOMI M. KAISER and ERICA L. KAISER,

Defendants.

NO. 2006-CV-910 MF

2006-ED-187

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BEING Lot No. 146 in Duval Dickson Third Plot of Lots.

TRACT NO. 2:

BEGINNING at a point on Franklin Street, said point being the dividing line between other land now or late of Delmer E. Murphy and Olga A. Murphy, his wife, and the land 146 and 147; thence in a Southerly direction along the West side of Franklin Street a distance of twenty (20) feet to a point in line of other land now or late of Hubert A. Gunther and Janice M. Gunther, his wife; thence in a Westerly direction on a line parallel with the forth course herein a distance of one hundred forty-five (145) feet to the East side of a fifteen foot alley; thence in a Northerly direction along said alley a distance of twenty (20) feet to the dividing line of Lot Nos. 146 and 147; thence in an Easterly direction along the dividing line of Lot Nos. 146 and 147 a distance of one hundred forty-five (145) feet to the West side of Franklin Street, the place of beginning.

BEING the Northerly twenty feet of Lot No. 147 in the Duval Dickson Third Plot of Lots.

HAVING erected thereon a dwelling known as 1629 Franklin Street, Berwick, PA 18603.

PARCEL NO. 04A-11-029

BEING the same premises which Kirk L. Kressler and Sandra R. Kressler, his wife, by deed dated 12/19/2003 and recorded on 12/22/2003 in Columbia County, Pennsylvania, Recorder of Deeds Office at Instrument No. 200316277, granted and conveyed unto Naomi M. Kaiser and Erica L. Kaiser, as Tenants in Common.

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CIVIL DIVISION

NATIONAL CITY MORTGAGE CO.,

Plaintiff,

vs.

NAOMI M. KAISER and ERICA L. KAISER,

Defendants.

NO. 2006-CV-910 MF

2006-ED-187

AFFIDAVIT PURSUANT TO RULE 3129.1

National City Mortgage Co., Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 1629 Franklin Street, Berwick, PA 18603.

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

Name:

Address (Please indicate if this
cannot be reasonably ascertained)

Naomi M. Kaiser

Erica L. Kaiser

1629 Franklin Street

Berwick, PA 18603

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

Name:

Address (Please indicate if this
cannot be reasonably ascertained)

Same as No. 1 above.

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

Name:

Address (Please indicate if this
cannot be reasonably ascertained)

None

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
------	--

None

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
------	--

None

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
------	--

None

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:

Name	Address (Please indicate if this cannot be reasonably ascertained)
------	--

Tax Collector of Berwick Borough	120 East 3rd Street Berwick, PA 18603
----------------------------------	--

PAWC	P.O. Box 578 Alton, IL 62002
------	---------------------------------

Borough of Berwick	344 Market Street Berwick, PA 18603
--------------------	--

Commonwealth of PA -DPW	P.O. Box 8016 Harrisburg, PA 17105
-------------------------	---------------------------------------

Clerk of Courts Criminal/Civil Division	P.O. Box 380 Bloomsburg, PA 17815
--	--------------------------------------

Tax Claim Bureau of Columbia County

35 West Main Street
Bloomsburg, PA 17815

Court of Common Pleas of
Columbia County
Domestic Relations Division

P.O. Box 380
Bloomsburg, PA 17815

PA Dept. of Sheriff Sales
Bureau of Compliance

Dept. #281230
Harrisburg, PA 17128-1230

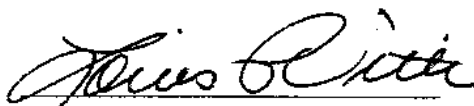
Tenant/Occupant

1629 Franklin Street
Berwick, PA 18603

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

November 16, 2006

Date

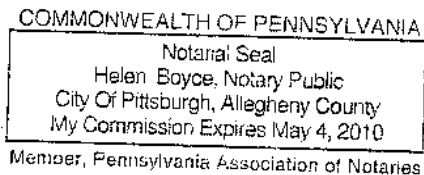


Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN TO and subscribed

before me this 16th day

of November, 2006.


Notary Public

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

NATIONAL CITY MORTGAGE CO.,

Plaintiff,

vs.

NAOMI M. KAISER and ERICA L. KAISER,


Defendants.

NO. 2006-CV-910 MF

2006-ED-187

AFFIDAVIT

I, Louis P. Vitti, do hereby swear that, to the best of my knowledge, information and belief, the Defendant(s), is/are the owners of the real property on which the Plaintiff seeks to execute. That the Defendants' last known address is 1629 Franklin Street, Berwick, PA 18603.

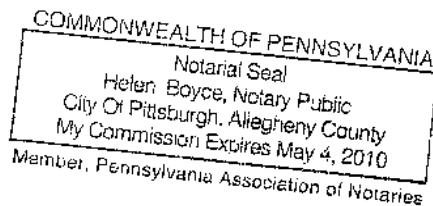

Louis P. Vitti, Esquire

SWORN TO and subscribed

before me this 16th day of

November, 2006.


Notary Public



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

NATIONAL CITY MORTGAGE CO.,

Plaintiff,

vs.

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Defendants.

NO. 2006-CV-910 MF

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BEING Lot No. 146 in Duval Dickson Third Plot of Lots.

TRACT NO. 2:

BEGINNING at a point on Franklin Street, said point being the dividing line between other land now or late of Delmer E. Murphy and Olga A. Murphy, his wife, and the land 146 and 147; thence in a Southerly direction along the West side of Franklin Street a distance of twenty (20) feet to a point in line of other land now or late of Hubert A. Gunther and Janice M. Gunther, his wife; thence in a Westerly direction on a line parallel with the forth course herein a distance of one hundred forty-five (145) feet to the East side of a fifteen foot alley; thence in a Northerly direction along said alley a distance of twenty (20) feet to the dividing line of Lot Nos. 146 and 147; thence in an Easterly direction along the dividing line of Lot Nos. 146 and 147 a distance of one hundred forty-five (145) feet to the West side of Franklin Street, the place of beginning.

BEING the Northerly twenty feet of Lot No. 147 in the Duval Dickson Third Plot of Lots.

HAVING crected thereon a dwelling known as 1629 Franklin Street, Berwick, PA 18603.

PARCEL NO. 04A-11-029

BEING the same premises which Kirk L. Kressler and Sandra R. Kressler, his wife, by deed dated 12/19/2003 and recorded on 12/22/2003 in Columbia County, Pennsylvania, Recorder of Dceds Office at Instrument No. 200316277, granted and conveyed unto Naomi M. Kaiser and Erica L. Kaiser, as Tenants in Common.

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CIVIL DIVISION

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Plaintiff,

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BEING Lot No. 146 in Duval Dickson Third Plot of Lots.

TRACT NO. 2:

BEGINNING at a point on Franklin Street, said point being the dividing line between other land now or late of Delmer E. Murphy and Olga A. Murphy, his wife, and the land 146 and 147; thence in a Southerly direction along the West side of Franklin Street a distance of twenty (20) feet to a point in line of other land now or late of Hubert A. Gunther and Janice M. Gunther, his wife; thence in a Westerly direction on a line parallel with the forth course herein a distance of one hundred forty-five (145) feet to the East side of a fifteen foot alley; thence in a Northerly direction along said alley a distance of twenty (20) feet to the dividing line of Lot Nos. 146 and 147; thence in an Easterly direction along the dividing line of Lot Nos. 146 and 147 a distance of one hundred forty-five (145) feet to the West side of Franklin Street, the place of beginning.

BEING the Northerly twenty feet of Lot No. 147 in the Duval Dickson Third Plot of Lots.

HAVING erected thereon a dwelling known as 1629 Franklin Street, Berwick, PA 18603.

PARCEL NO. 04A-11-029

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BEING Lot No. 146 in Duval Dickson Third Plot of Lots.

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BEING Lot No. 146 in Duval Dickson Third Plot of Lots.

TRACT NO. 2:

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CIVIL DIVISION

NATIONAL CITY MORTGAGE CO.,

Plaintiff,

vs.

NAOMI M. KAISER and ERICA L. KAISER,


Defendants.

NO. 2006-CV-910 MF

2006-ED-187

AFFIDAVIT

I, Louis P. Vitti, hereby certify that as representative of National City Mortgage Co. am familiar with the above-captioned case and various servicing activities related thereto and that the provisions of the laws of the Commonwealth of Pennsylvania and specifically, Act 91 of 1983, have been complied with in the above-captioned case.

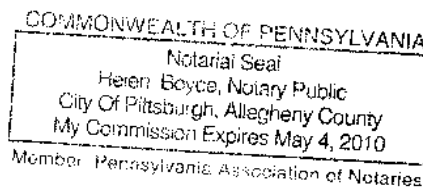


Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN to and subscribed

before me this 16th day

of November, 2006.


Notary Public

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

NATIONAL CITY MORTGAGE CO.,

Plaintiff,

vs.

NAOMI M. KAISER and ERICA L. KAISER,

Defendants.

NO. 2006-CV-910 MF

2006-ED-187

AFFIDAVIT PURSUANT TO RULE 3129.1

National City Mortgage Co., Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 1629 Franklin Street, Berwick, PA 18603.

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

Name:

Address (Please indicate if this
cannot be reasonably ascertained)

Naomi M. Kaiser
Erica L. Kaiser

1629 Franklin Street
Berwick, PA 18603

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

Name:

Address (Please indicate if this
cannot be reasonably ascertained)

Same as No. 1 above.

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

Name:

Address (Please indicate if this
cannot be reasonably ascertained)

None

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
------	--

None

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
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None

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

Name	Address (Please indicate if this cannot be reasonably ascertained)
------	--

None

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:

Name	Address (Please indicate if this cannot be reasonably ascertained)
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Tax Collector of Berwick Borough	120 East 3rd Street Berwick, PA 18603
----------------------------------	--

PAWC	P.O. Box 578 Alton, IL 62002
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Borough of Berwick	344 Market Street Berwick, PA 18603
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Commonwealth of PA -DPW	P.O. Box 8016 Harrisburg, PA 17105
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Clerk of Courts Criminal/Civil Division	P.O. Box 380 Bloomsburg, PA 17815
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Tax Claim Bureau of Columbia County

35 West Main Street
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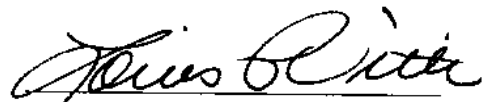
Tenant/Occupant

1629 Franklin Street
Berwick, PA 18603

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

November 16, 2006

Date


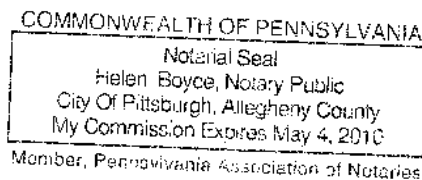


Louis P. Vitti, Esquire
Attorney for Plaintiff

SWORN TO and subscribed

before me this 16th day

of November, 2006.



Notary Public

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

TO: Naomi M. Kaiser
Erica L. Kaiser
1629 Franklin Street
Berwick, PA 18603

AND: ALL LIEN HOLDERS

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in Columbia County Courthouse on _____, **2007 at 9:00 A.M.**, the following described real estate, of which Naomi M. Kaiser and Erica L. Kaiser are owners or reputed owners:

Berwick Boro, Columbia Cty & Cmwltth of PA. HET a dwg k/a 1629 Franklin Street, Berwick, PA 18603. Parcel No. 04A-11-029.

The said Writ of Execution has issued on a judgment in the mortgage foreclosure action of National City Mortgage Co. vs. Naomi M. Kaiser and Erica L. Kaiser at No. 2006-CV-910 MF in the amount of \$79,622.30.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before the sale date.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from sale date.

Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

The Writ of Execution has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. 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 NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

**SUSQUEHANNA LEGAL SERVICES
36 WEST MAIN STREET
BLOOMSBURG, PA 17815
(717) 784-8760**

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary. A lawyer may be able to help you.

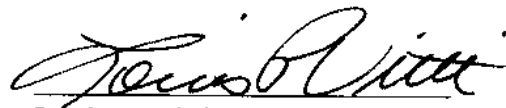
You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened in you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the Plaintiff has a valid claim to foreclose the Mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right, you would have to file a petition to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution or service or demonstrate any other legal or equitable right.

You may also have the right to have the Sheriff's Sale set aside if the property is sold for a grossly inadequate price or if there are defects in the Sheriff's Sale. To exercise this right, you should file a petition with the Court after the sale and before the Sheriff has delivered his Deed to the property. The Sheriff will deliver the Deed if no petition to set aside the sale is filed within ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.



Louis P. Vitti, Esquire
Attorney for Plaintiff
916 Fifth Avenue
Pittsburgh, PA 15219
(412) 281-1725

**** THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

SHERIFF'S DIRECTIONS

TO: SHERIFF OF COLUMBIA COUNTY:

RE: NATIONAL CITY MORTGAGE CO. VS. NAOMI M. KAISER AND ERICA L. KAISER

NO: 2006-CV-910 MF

KINDLY: PLEASE Post the Handbill at the address listed below:

**1629 FRANKLIN STREET
BERWICK, PA 18603**

ATTORNEY: Louis P. Vitti, Esquire
916 Fifth Avenue
Pittsburgh, PA 15219
(412) 281-1725

DATE: November 16, 2006

REPORT OF DEPUTY SHERIFF:

SERVICE UPON: _____

DATE OF SERVICE: _____

PLACE SERVED: _____

SERVICE NOT MADE DUE TO: _____

ATTEMPTS MADE: _____

DATE OF REPORT: _____

BY: _____

Deputy Sheriff

SHERIFF'S DIRECTIONS

TO: SHERIFF OF COLUMBIA COUNTY:

RE: NATIONAL CITY MORTGAGE CO. VS. NAOMI M. KAISER AND ERICA L. KAISER

NO: 2006-CV-910 MF

KINDLY: POST the Notice of Sale per attached Court Order at the address listed below:

**1629 FRANKLIN STREET
BERWICK, PA 18603**

ATTORNEY: Louis P. Vitti, Esquire
916 Fifth Avenue
Pittsburgh, PA 15219
(412) 281-1725

DATE: November 16, 2006

REPORT OF DEPUTY SHERIFF:

SERVICE UPON: _____

DATE OF SERVICE: _____

PLACE SERVED: _____

SERVICE NOT MADE DUE TO: _____

ATTEMPTS MADE: _____

DATE OF REPORT: _____

BY: _____

Deputy Sheriff

FILED
PROTHONOTARY

2006 SEP 25 A 9:35

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

NATIONAL CITY MORTGAGE CO.,)	
Plaintiff,)	No. 2006-CV-910 MF
vs.)	
)	
NAOMI M. KAISER and ERICA L. KAISER)	
)	
Defendants.)	

ORDER OF COURT

NOW, this 25th day of September, 2006, it appearing to the Court that the Sheriff has been frustrated in service of process, it is Ordered, Adjudged and Decreed that service of the Complaint and all subsequent documents upon all Defendants be accomplished by ordinary mail to Defendant'(s) last known address and by posting the property by the Sheriff in order to effect compliance with Rule 400, et seq. and Rule 3129.1, et seq.

BY THE COURT:

/s/ Thomas A. Jones Jr. J.

LOUIS P. VITTI & ASSOCIATES, P.C.
576 5TH AVE. FL 8
PITTSBURGH PA 15219

DATE Nov. 14, 2006

8-12 368
430

PAY TO
THE ORDER OF

Shirley Columbia Covert
One thousand three hundred & 00/100
National City

\$ 1,300.00

DOLLARS

FOR Kaiser # 60357

⑆00002702⑆⑆043000122⑆⑆

[Signature]