

SHERIFF'S SALE COST SHEET

NO. 194-05 ED NO. 1422-06 VS. Jukstika/nes JD DATE/TIME OF SALE 5/19/06

| | |
|---------------------------------|------------------|
| DOCKET/RETURN | \$15.00 |
| SERVICE PER DEF. | \$ <u>130.00</u> |
| LEVY (PER PARCEL | \$15.00 |
| MAILING COSTS | \$ <u>27.50</u> |
| ADVERTISING SALE BILLS & COPIES | \$17.50 |
| ADVERTISING SALE (NEWSPAPER) | \$15.00 |
| MILEAGE | \$ <u>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>6.00</u> |
| NOTARY | \$ <u>15.00</u> |
| TOTAL ***** \$ <u>340.00</u> | |

| | |
|-------------------------------|-------------------|
| WEB POSTING | \$150.00 |
| PRESS ENTERPRISE INC. | \$ <u>1649.68</u> |
| SOLICITOR'S SERVICES | \$75.00 |
| TOTAL ***** \$ <u>1874.68</u> | |

| | |
|---------------------------|---------|
| PROTHONOTARY (NOTARY) | \$40.00 |
| RECORDER OF DEEDS | \$ |
| TOTAL ***** \$ <u>-0-</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 | \$ | |
| WATER | 20 | \$ | |
| TOTAL ***** \$ <u>-0-</u> | | | |

| | | |
|----------------------|--|------------------|
| SURCHARGE FEE (DSTE) | | \$ <u>130.00</u> |
| MISC. | | \$ |
| TOTAL ***** | | \$ <u>-0-</u> |

TOTAL COSTS (OPENING BID) \$ 2349.68

1350.00 Rep,
799.68 Due

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER
PHELAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/360

CHECK NO
576316

Pay NINE HUNDRED NINETY NINE AND 68/100 DOLLARS

| DATE | AMOUNT |
|------------|-------------|
| 02/22/2007 | *****999.68 |

Valid after 180 days

To The
Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Travis S. Hallinan

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

⑈576316⑈ ⑆036001808⑆36 150866 6⑈

Secured by Fortsafe Inc. Ltd.

Detains unbaol

SHERIFF'S SALE COST SHEET

Countywide vs. Aukstikalnes
 NO. 194-06 ED NO. 1422-06 JD DATE/TIME OF SALE stayed

DOCKET/RETURN \$15.00
 SERVICE PER DEF. \$ 180.00
 LEVY (PER PARCEL) \$15.00
 MAILING COSTS \$ 27.50
 ADVERTISING SALE BILLS & COPIES \$17.50
 ADVERTISING SALE (NEWSPAPER) \$15.00
 MILEAGE \$ 24.00
 POSTING HANDBILL \$15.00
 CRYING/ADJOURN SALE \$10.00
 SHERIFF'S DEED \$ 33.00
 TRANSFER TAX FORM \$ 25.00
 DISTRIBUTION FORM \$ 25.00
 COPIES \$ 6.00
 NOTARY \$ 15.00
 TOTAL ***** \$ 340.00

WEB POSTING \$150.00
 PRESS ENTERPRISE INC. \$ 1649.68
 SOLICITOR'S SERVICES \$75.00
 TOTAL ***** \$ 1874.68

PROTHONOTARY (NOTARY) \$ 10.00
 RECORDER OF DEEDS \$ 0.00
 TOTAL ***** \$ 0.00

REAL ESTATE TAXES:
 BORO, TWP & COUNTY 20 \$ 0.00
 SCHOOL DIST. 20 \$ 0.00
 DELINQUENT 20 \$ 5.00
 TOTAL ***** \$ 5.00

MUNICIPAL FEES DUE:
 SEWER 20 \$ 0.00
 WATER 20 \$ 0.00
 TOTAL ***** \$ 0.00

SURCHARGE FEE (DSTE) \$ 130.00
 MISC. \$ 0.00
 TOTAL ***** \$ 0.00

TOTAL COSTS (OPENING BID)

\$ 2349.68

1350.00

999.68

Dep.

Due

PO Box 380
Bloomsburg, PA 17815

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Peter Tremper

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 3

Phone:

Date:

Re: Aukstinkalnes foreclosure

CC:

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

● **Comments:**

144
PHELAN HALLINAN AND SCHMIEG, L.L.P.
One Penn Center at Suburban Station
1817 John F. Kennedy
Suite 1400
Philadelphia, PA 19103-1814
215-583-7000
Main Fax 215-583-5534

Peter J. Tremper
Legal Assistant, Ext. 1481

Representing Lenders in
Pennsylvania and New Jersey

February 7, 2007

Via Telefax 717-248-2907

Office of the Prothonotary
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

COUNTRYWIDE HOME LOANS, INC.

vs.

MATTHEW W. AUKSTINKALNES

PAULETTE M. AUKSTIKALNES A/K/A PAULETTE M. FAHRINGER

COLUMBIA- No. 2006-CV-0001422-MF

Action in Mortgage Foreclosure

Premises: 60 HILLSIDE LANE

BERWICK, PA 18603

Dear Sir or Madam:

Please **STAY** the Sheriff's Sale of the above referenced property which is scheduled for **2/28/07**, return the original writ of execution to the Prothonotary's office and refund any unused money to our office.

No funds were reported to be received in consideration for the stay.

Should you have any questions or concerns do not hesitate to contact me.

Very truly yours,

Peter J. Tremper

Tim Chamberlain

To: Cathy
Subject: Sale cancellation

Cathy,

Please cancel advertising the Matthew & Paulette Aukstinkalnes sale (#194ED2006). I know it has run once, could you give me that cost and cancel the other two dates it was to run.

Thank you

Tim

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.

COUNTRYWIDE HOME LOANS, INC.

VS.

MATTHEW & PAULETTE AUKSTINKALNES

WRIT OF EXECUTION #195 OF 2006 ED

POSTING OF PROPERTY

January 23, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF MATTHEW & PAULETTE AUKSTINKALNES AT 60 HILLSIDE LN BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:



DEPUTY SHERIFF
Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF JANUARY 2007



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2008

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6380

COUNTRYWIDE HOME LOANS, INC.

Docket # 194ED2006

VS

MORTGAGE FORECLOSURE

MATTHEW W. AUKSTINKALNES
PAULETTE M. AUKSTIKALNES A/K/A
PAULETTE M. FAHRINGER

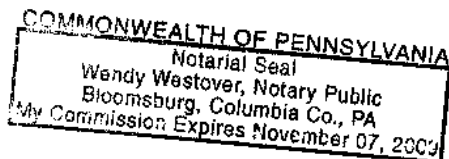
AFFIDAVIT OF SERVICE


NOW, THIS FRIDAY, DECEMBER 15, 2006, AT 9:50 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON PAULETTE AUKSTIKALNES AKA PAULETTE FAHRINGER AT 60 HILLSDIE LANE, BERWICK BY HANDING TO MATTHEW AUKSTINKALNES, 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 FRIDAY, DECEMBER 15, 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

COUNTRYWIDE HOME LOANS, INC.

Docket # 194ED2006

VS

MORTGAGE FORECLOSURE

MATTHEW W. AUKSTINKALNES
PAULETTE M. AUKSTIKALNES A/K/A
PAULETTE M. FAHRINGER

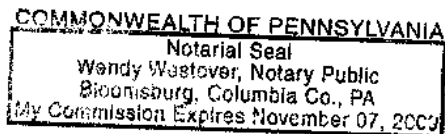
AFFIDAVIT OF SERVICE

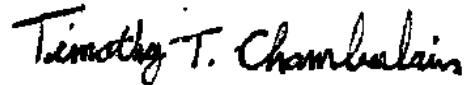
NOW, THIS FRIDAY, DECEMBER 15, 2006, AT 9:50 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON MATTHEW AUKSTINKALNES AT 60 HILLSIDE LANE, BERWICK BY HANDING TO MATTHEW AUKSTINKALNES, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, DECEMBER 15, 2006


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X

P. D'ANGELO
DEPUTY SHERIFF

0

IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA

Countrywide Home Loans, Inc.

: Court of Common Pleas

Plaintiff

: Civil Division

vs.

: Columbia County

Matthew W. Aukstikalnes

: No. 2006-CV-0001422-MF

Paulette M. Aukstikalnes

A/K/A Paulette M. Fahringer

Defendants

ORDER

AND NOW, this 10 day of May, 2007 the Prothonotary is ORDERED to amend the judgment in this case as follows:

| | |
|---------------------------|---------------------|
| Principal Balance | \$256,409.01 |
| Interest Through 02/28/07 | 12,412.38 |
| Per Diem \$41.84 | |
| Late Charges | 234.15 |
| Legal fees | 1,250.00 |
| Cost of Suit and Title | 580.00 |
| Sheriff's Sale Costs | 0.00 |
| Property Inspections | 0.00 |
| Appraisal/BPO | 0.00 |
| MIP/PMI | 0.00 |
| NSF | 0.00 |
| Suspense/Misc. Credits | 0.00 |
| Escrow Deficit | <u>1,574.00</u> |
| TOTAL | \$272,459.54 |

Plus interest from 02/28/07 through the date of sale at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT



141837

PROTHONOTARY
COLUMBIA COUNTY
PA

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 588
BLOOMSBURG, PA 17813
FAX: (717) 389-6623

PHONE
(717) 389-6622

24 HOUR PHONE
(717) 789-6308

Thursday, December 14, 2006

**JOAN ROTHERY-TAX COLLECTOR
122 TWIN CHURCH ROAD
BERWICK, PA 18603-**

**COUNTRYWIDE HOME LOANS, INC.
VS
MATTHEW W. AUKSTINKALNES
PAULETTE M. AUKSTINKALNES A/K/A PAULETTE M. FAHRINGER**

DOCKET # 194ED2006

JD # 1422JD2006

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

Timothy T. Chamberlain
Sheriff of Columbia County

JOAN ROTHERY

X NOTICE 2006 SCHOOL REAL ESTATE
 RIAR CREEK TOWNSHIP
 REE CHECKS PAYABLE TO:
 OMN M. ROTHERY
 TWIN CHURCH ROAD
 LEWIS, PA 18603

COURS Tue & Thur 6pm-9pm
 Wed 1pm-4pm and 6pm-9pm
 Nov & Dec: Wed hours only
 PHONE 570-759-2118

AUSTRIANES MATTHEW & PAULETT
 60 HILLSIDE LANE
 BERNICK PA 18603

| FOR BERNICK AREA SCHOOL DISTRICT | | | | DATE 07/01/2006 BILL# 000056 | | |
|---|------------|------------------------|---|---|-----------------------------------|--|
| DESCRIPTION | ASSESSMENT | PAY | LESS DISC | AMOUNT PAID | INC PENALTY | |
| REAL ESTATE | 96766 | 47.100 | 4466.53 | 4557.68 | 5013.45 | |
| 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 | 4466.53 Aug 31 IF PAID ON OR BEFORE | 4557.68 Oct 31 IF PAID ON OR BEFORE | 5013.45 Nov 1 IF PAID AFTER | |

NO REFUNDS UNDER \$5.00

| PROPERTY DESCRIPTION | | ACCT. |
|-----------------------|----------|--------------------|
| PARCEL 07 09 04900000 | | 9816 |
| 60 HILLSIDE LN | 7646.00 | SCHOOL PENALTY 10% |
| 20040-5063 | 89120.00 | DELINQUENT TAX TO |
| 12.34 ACRES | | COURTHOUSE DEC 15 |

Copy 2

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT



December 19, 2006

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

COUNTRYWIDE HOME LOANS, INC.

VS.

**MATTHEW W. AUKSTINKALNES
PAULETTE M. AUKSTIKALNES A/K/A PAULETTE M. FAHRINGER**

DOCKET # 194ED2006

JD # 1422JD2006

Dear Timothy:

The property located at 60 Hillside Lane, Berwick Pa is currently not hooked to public sewer.

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

Sincerely,

Kelly Greer
Authority Clerk

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/13/2006

SERVICE# 1 - OF - 13 SERVICES
DOCKET # 194ED2006

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT MATTHEW W. AUKSTINKALNES
PAULETTE M. AUKSTIKALNES A/K/A PAULETTE M.
FAHRINGER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

| PERSON/CORP TO SERVED | PAPERS TO SERVED |
|-----------------------|----------------------|
| MATTHEW AUKSTINKALNES | MORTGAGE FORECLOSURE |
| 60 HILLSIDE LANE | |
| BERWICK | |

SERVED UPON MATTHEW AUKSTINKALNES

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12.15.06 TIME 0950 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

R. D. H.

DATE 12.15.06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/13/2006

SERVICE# 2 - OF - 13 SERVICES
DOCKET # 194ED2006

PLAINTIFF

COUNTRYWIDE HOME LOANS, INC.

DEFENDANT

MATTHEW W. AUKSTINKALNES
PAULETTE M. AUKSTIKALNES A/K/A PAULETTE M.
FAHRINGER

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

| PERSON/CORP TO SERVED |
|---------------------------|
| PAULETTE AUKSTIKALNES AKA |
| PAULETTE FAHRINGER |
| 60 HILLSIDE LANE |
| BERWICK |

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MATTHEW AUKSTINKALNES

RELATIONSHIP HUSBAND IDENTIFICATION _____

DATE 12-15-06 TIME 0950 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 12-15-06

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:15-DEC-06

FEE:\$5.00

CERT. NO:2821

AUKSTIKALNES MATTHEW & PAULETT
60 HILLSIDE LANE
BERWICK PA 18603

DISTRICT: BRIARCREEK TWP
DEED
LOCATION: 60 HILLSIDE LN BERWICK
PARCEL: 07 -09 -049-00,000

| YEAR | BILL ROLL | AMOUNT | INTEREST | PENDING | COSTS | TOTAL AMOUNT DUE |
|-------------|-----------|--------|----------|---------|-------|------------------|
| 2005 | PRIM | 0.00 | 0.00 | | 0.00 | 0.00 |
| TOTAL DUE : | | | | | | \$0.00 |

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: December ,2006

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2005

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/13/2006

SERVICE# 3 - OF - 13 SERVICES
DOCKET # 194ED2006

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT MATTHEW W. AUKSTINKALNES
PAULETTE M. AUKSTIKALNES A/K/A PAULETTE M.
FAHRINGER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

| |
|------------------------------|
| PERSON/CORP TO SERVED |
| THE FIRST NATIONAL BANK OF |
| BERWICK |
| 111 WEST FRONT STREET |
| BERWICK |

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON LEE HESS

RELATIONSHIP SECURITIES OFF IDENTIFICATION _____

DATE 12.14.06 TIME 1600 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) _____

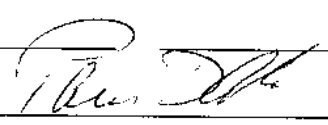
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY


DATE 12.14.06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/13/2006

SERVICE# 5 - OF - 13 SERVICES
DOCKET # 194ED2006

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT MATTHEW W. AUKSTINKALNES
PAULETTE M. AUKSTIKALNES A/K/A PAULETTE M.
FAHRINGER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

| PERSON/CORP TO SERVED |
|-----------------------|
|-----------------------|

| |
|----------------------------|
| JOAN ROTHERY-TAX COLLECTOR |
|----------------------------|

| |
|----------------------|
| 122 TWIN CHURCH ROAD |
|----------------------|

| |
|---------|
| BERWICK |
|---------|

| PAPERS TO SERVED |
|------------------|
|------------------|

| |
|----------------------|
| MORTGAGE FORECLOSURE |
|----------------------|

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE 12-14-06

TIME

16 20

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

12-14-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 12/13/2006

SERVICE# 6 - OF - 13 SERVICES
DOCKET # 194ED2006

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT MATTHEW W. AUKSTINKALNES
PAULETTE M. AUKSTIKALNES A/K/A PAULETTE M.
FAHRINGER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

| PERSON/CORP TO SERVED |
|-----------------------|
|-----------------------|

| |
|---------------|
| BERWICK SEWER |
|---------------|

| |
|-----------------|
| 1108 FREAS AVE. |
|-----------------|

| |
|---------|
| BERWICK |
|---------|

| PAPERS TO SERVED |
|------------------|
|------------------|

| |
|----------------------|
| MORTGAGE FORECLOSURE |
|----------------------|

SERVED UPON KELLY GREEN

RELATIONSHIP _____ IDENTIFICATION _____

DATE 12-14-06 TIME 1535 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

12-14-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/13/2006

SERVICE# 7 - OF - 13 SERVICES
DOCKET # 194ED2006

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT MATTHEW W. AUKSTINKALNES
PAULETTE M. AUKSTIKALNES A/K/A PAULETTE M.
FAHRINGER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

DOMESTIC RELATIONS

15 PERRY AVE.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON BETTY BYERS

RELATIONSHIP CONF OFFICER IDENTIFICATION _____

DATE 12-14-06 TIME 1310 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 12-14-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 12/13/2006

SERVICE# 10 - OF - 13 SERVICES
DOCKET # 194ED2006

PLAINTIFF COUNTRYWIDE HOME LOANS, INC.

DEFENDANT MATTHEW W. AUKSTINKALNES
PAULETTE M. AUKSTIKALNES A/K/A PAULETTE M.
FAHRINGER

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

| 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 12-14-6 TIME 1300 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) _____

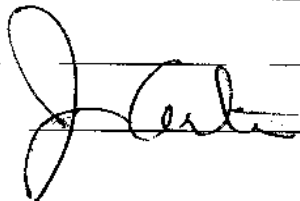
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 12-14-6

REAL ESTATE OUTLINE

ED # 7-52

DATE RECEIVED 10-10-01
DOCKET AND INDEX 10-10-01

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# 5585 3
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Feb. 28, 02 TIME 09:00
POSTING DATE Mar. 1, 02
ADV. DATES FOR NEWSPAPER
1ST WEEK Mar. 1, 02
2ND WEEK Mar. 8, 02
3RD WEEK Mar. 15, 02

SHERIFF'S SALE

WEDNESDAY FEBRUARY 28, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 194 OF 2006 ED AND CIVIL WRIT NO. 1422 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin along the westerly boundary of Legislative Route #19044, sometimes known as Kachinka Hollow Road along lands now or formerly of Ronald V. and Grace Rubery; thence north 60 degrees 21 minutes 24 seconds west 226.16 feet to an iron pin; thence along the same lands of said Rubery, south 32 degrees 38 minutes 36 seconds west 485.10 feet to an iron pin in line of lands now or formerly of Grace Hayman; thence along same lands of said Hayman, south 62 degrees 23 minutes 56 seconds west, a distance of 441.66 feet to a rebar set; thence along other lands owned, now or formerly of R. Clayton Kile and Debbie S. Kile, and shown as Parcel B on a draft showing land of Ronald C. Kile, north 24 degrees 04 minutes 53 seconds west through a rebar set a distance of 165.46 feet to a rebar set; thence along lands identified as Parcel C now owned or formerly owned by R. Clayton Kile and Debbie S. Kile, north 60 degrees 18 minutes 53 seconds east, a distance of 141.05 feet to a rebar set; thence north 40 degrees 01 minutes 33 seconds east, a distance of 141.03 feet to a rebar set; thence north 35 degrees 19 minutes 26 seconds east, a distance of 209.74 feet to a rebar set; thence continuing along other lands identified as Parcel C Now owned or formerly owned by R. Clayton Kile and Debbie S. Kile, north 68 degrees 42 minutes 02 seconds west, a distance of 93.93 feet to a rebar set; thence north 34 degrees 06 minutes 32 seconds west, a distance of 77.56 feet to a rebar set; thence along the Parcel identified as Parcel A, formerly owned by R. Clayton Kile and Debbie S. Kile now owned by James E. Roach and Kathleen A. Roach, north 19 degrees 29 minutes 22 seconds east, a distance of 177.73 feet to a rebar set; thence north 15 degrees 34 minutes 17 seconds west a distance of 62.77 feet to a rebar set; thence north 23 degrees 05 minutes 12 seconds west, a distance of 206.38 feet to a rebar set; thence south 76 degrees 36 minutes 56 seconds west, a distance of 363.68 feet to a rebar set in point of lands now or formerly of Key Columbia Corporation; thence north 12 degrees 47 minutes 00 seconds east, a distance of 675.74 feet along other lands now or formerly of Key Columbia Corporation to an iron pin at the intersection of lands now or formerly of James B. Cortwright; thence along lands of said James B. Cortwright, south 88 degrees 38 minutes 19 seconds east, a distance of 773.23 feet to an iron pin at point of intersection with lands of said Cortwright and lands now or formerly of Frank and Helen Lehnowsky; thence along lands of said Lehnowsky and lands now or formerly of Allen F. Seesholtz and lands now or formerly of Leon R. and Rose E. Welsh, south 10 degrees 35 minutes 38 seconds west through an old iron rail, a distance of 489.66 feet to an iron pin at a point in line of lands now or formerly of J. Donald and Lorraine E. Kile; thence along lands of said J. Donald and Lorraine E. Kile, north 82 degrees 04 minutes 35 seconds west, a distance of 67.00 feet to an iron pin; thence along lands of said J. Donald and Lorraine E. Kile, south 26 degrees 05 minutes west, a distance of 428.37 feet to an iron pin; thence continuing along J. Donald and Lorraine E. Kile, south 81 degrees 47 minutes 20 seconds east, a distance of 356.54 feet to an iron pin; thence continuing along Kile, south 60 degrees 21 minutes 24 seconds east, a distance of 231.80 feet to a point along the westerly side of Legislative Route 19044; thence south 25 degrees 11 minutes west along the westerly edge of Legislative Route 19044 a distance of 50.15 feet to an iron pin and the place of beginning.

CONTAINING 17.49 acres and being more particularly shown on a draft prepared by Bafile, James and Associates, dated July 5, 1988, revised August 2, 1988, and being identified as Parcel D on said draft.
EXCEPTING AND RESERVING 5.154 acres, more fully bounded and described as follows:

BEGINNING at a rebar found on the westerly right-of-way of State Route No. 1019, said rebar found also being southeasterly corner of land of Teauta M. Curland; Thence running along the westerly right-of-way line of State Route No. 1019, South 25 degrees 13 minutes 18 seconds West, 50.15 feet to a rebar set at the northeasterly corner of land of Cecil J. and Marie Shaffer; Thence running along land of Cecil J. and Marie Shaffer, North 60 degrees 19 minutes 06 seconds West, 226.16 feet to a rebar set at the northwesterly corner of land of Cecil J. and Marie Shaffer; Thence South 32 degrees 40 minutes 54 seconds West, 485.10 feet to a rebar set; Thence South 62 degrees 26 minutes 14 seconds West, 441.66 feet to a rebar set at the southeasterly corner of land of David A. and Jennifer Rairigh; Thence running along land of David A. and Jennifer Rairigh, North 23 degrees 57 minutes 26 seconds West, 165.46 feet to a rebar set at the southwesterly corner of land of Edwin L. III and Regina A. Hoffman; Thence running along land of Edwin L. III, and Regina A. Hoffman and running along the southerly right-of-way line of an existing 50 foot wide private right-of-way, North 60 degrees 28 minutes 45 seconds East, 141.05 feet to a rebar found; thence continuing along the same, North 39 degrees 58 minutes 48 seconds East, 141.01 feet to a rebar found; Thence continuing along the same, North 35 degrees 39 minutes 46 seconds East, 209.67 feet to a rebar found; Thence continuing along land of Edwin L. III and Regina A. Hoffman and running along another existing 50 foot wide private right-of-way, North 68 degrees 25 minutes 43 seconds West, 51.55 feet to a rebar set; Thence running along residual land of Debbie S. Dellegrotti and crossing the private right-of-way, North 26 degrees 36 minutes 25 seconds East, 216.86 feet to a rebar found at the southwesterly corner of land of Teauta M. Curland; Thence running along land of Teauta M. Curland, South 81 degrees 47 minutes 20 seconds east, 356.42 feet to a rebar found; Thence continuing along land of the same, South 60 degrees 13 minutes 12 seconds East, 231.56 feet to the place of beginning.

CONTAINING 5.154 acres of lands and being more fully shown as Parcel No. 8 on survey subdivision plat entitled: 'preliminary/Final Subdivision Plan Prepared for Debbie S. Dellegrotti' prepared by Ted Oman and Associates, Inc., dated March 31, 2004.

ALSO GRANTED UNTO THE GRANTEES HEREIN, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE AN EXISTING PRIVATE RIGHT OF WAY OVER PARCEL NO. 8, SAID RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a rebar found on the westerly right-of-way line of State Route No. 1019, said rebar found also being the southeasterly corner of land of Teauta M. Curland; thence running along the westerly right-of-way line of State Route No. 1019 south 25 degrees 13 minutes 18 seconds west 50.15 feet to a rebar set at the northeasterly corner of land of Cecil J. and Marie Shaffer; thence running along land of Cecil J. and Marie Shaffer north 60 degrees 19 minutes 06 seconds west 226.16 feet to a rebar set at the northwesterly corner of land of Cecil J. and Marie Shaffer; thence running through Parcel No. 8 north 81 degrees 47 minutes 20 seconds west 139.78 feet to a point; thence continuing through the same north 89 degrees 20 minutes 09 seconds west 149.69 feet to a point; thence continuing through the same south 35 degrees 39 minutes 46 seconds west 166.48 feet to a rebar found at the southeasterly corner of land of Edwin L. III and Regina A. Hoffman; thence running along land of Edwin L. III and Regina A. Hoffman north 68 degrees 25 minutes 43 seconds west 51.55 feet to a rebar set; thence running along residual land of Debbie S. Dellegrotti north 26 degrees 36 minutes 25 seconds east 50.12 feet to a point; thence running through Parcel No. 8 south 68 degrees 30 minutes 58 seconds east 8.14 feet to a point; thence continuing through the same north 35 degrees 39 minutes 46 seconds east 153.57 feet to a point; thence continuing through the same south 89 degrees 20 minutes 09 seconds east 181.30 feet to a point in line of land of Teauta M. Curland; thence running along land of Teauta M. Curland south 81 degrees 47 minutes 20 seconds east 150.60 feet to a rebar found; thence continuing along land of the same south 60 degrees 13 minutes 12 seconds east 231.56 feet to the place of beginning.

Containing 0.839 acres of land and being more fully shown as Existing Private Right of Way on survey subdivision plat entitled: 'Preliminary/Final Subdivision Plan Prepared for Debbie S. Dellegrotti', prepared by Ted L. Oman and Associates, Inc., dated 3/31/04.

BY ACCEPTING DELIVERY OF THIS DEED THE GRANTEES AGREE TO ASSUME THEIR RIGHTFUL PRORATED SHARE OF COSTS AND EXPENSES WHICH MAY HEREAFTER BE INCURRED IN CONNECTION WITH THE REASONABLE AND NECESSARY MAINTENANCE OF THE PRIVATE RIGHT OF WAY HEREIN CONVEYED TO THE GRANTEES. THIS OBLIGATION IS TO BE SHARED WITH ALL PRESENT AND FUTURE OWNERS OF LAND IN THE SUBDIVISION TRACT OF WHICH THE CONVEYANCE IS A PART AND SHALL BE BINDING UPON THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IS SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING a portion of the same premises which R. Clayton Kile and Debbie S. Kile, by their deed dated June 9, 1997 and recorded in Columbia County Record Book 661 at page 309, granted and conveyed unto Debbie S. Kile, now known as Debbie S. Dellegrotti. Philip Dellegrotti joins in this conveyance to transfer any and all interest he may have in the abovedescribed premises.

Title to said premises is vested in MATTHEW AUKSTIKALNES & PAULETTE AUKSTIKALNES, HUSBAND AND WIFE By deed from DEBBIE S. KILE, N/K/A, DEBBIE S. DELLEGROTTI AND PHILIP DELLEGROTTI, HER HUSBAND in deed BOOK dated 05/2/04 Recorded 05/12/04 in BOOK 20040 PAGE 5063.

Premises being: 60 HILLSIDE LANE, BERWICK, PA 18603 Tax Parcel #07-09-049-00,000

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
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 28, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 194 OF 2006 ED AND CIVIL WRIT NO. 1422 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin along the westerly boundary of Legislative Route #19044, sometimes known as Kachinka Hollow Road along lands now or formerly of Ronald V. and Grace Rubery; thence north 60 degrees 21 minutes 24 seconds west 226.16 feet to an iron pin; thence along the same lands of said Rubery, south 32 degrees 38 minutes 36 seconds west 485.10 feet to an iron pin in line of lands now or formerly of Grace Hayman; thence along same lands of said Hayman, south 62 degrees 23 minutes 56 seconds west, a distance of 441.66 feet to a rebar set; thence along other lands owned, now or formerly of R. Clayton Kile and Debbie S. Kile, and shown as Parcel B on a draft showing land of Ronald C. Kile, north 24 degrees 04 minutes 53 seconds west through a rebar set a distance of 165.46 feet to a rebar set; thence along lands identified as Parcel C now owned or formerly owned by R. Clayton Kile and Debbie S. Kile, north 60 degrees 18 minutes 53 seconds east, a distance of 141.05 feet to a rebar set; thence north 40 degrees 01 minutes 33 seconds east, a distance of 141.03 feet to a rebar set; thence north 35 degrees 19 minutes 26 seconds east, a distance of 209.74 feet to a rebar set; thence continuing along other lands identified as Parcel C Now owned or formerly owned by R. Clayton Kile and Debbie S. Kile, north 68 degrees 42 minutes 02 seconds west, a distance of 93.93 feet to a rebar set; thence north 34 degrees 06 minutes 32 seconds west, a distance of 77.56 feet to a rebar set; thence along the Parcel identified as Parcel A, formerly owned by R. Clayton Kile and Debbie S. Kile now owned by James E. Roach and Kathleen A. Roach, north 19 degrees 29 minutes 22 seconds east, a distance of 177.73 feet to a rebar set; thence north 15 degrees 34 minutes 17 seconds west a distance of 62.77 feet to a rebar set; thence north 23 degrees 05 minutes 12 seconds west, a distance of 206.38 feet to a rebar set; thence south 76 degrees 36 minutes 56 seconds west, a distance of 363.68 feet to a rebar set in point of lands now or formerly of Key Columbia Corporation; thence north 12 degrees 47 minutes 00 seconds east, a distance of 675.74 feet along other lands now or formerly of Key Columbia Corporation to an iron pin at the intersection of lands now or formerly of James B. Cortwright; thence along lands of said James B. Cortwright, south 88 degrees 38 minutes 19 seconds east, a distance of 773.23 feet to an iron pin at point of intersection with lands of said Cortwright and lands now or formerly of Frank and Helen Lehnowsky; thence along lands of said Lehnowsky and lands now or formerly of Allen F. Seesholtz and lands now or formerly of Leon R. and Rose E. Welsh, south 10 degrees 35 minutes 38 seconds west through an old iron rail, a distance of 489.66 feet to an iron pin at a point in line of lands now or formerly of J. Donald and Lorraine E. Kile; thence along lands of said J. Donald and Lorraine E. Kile, north 82 degrees 04 minutes 35 seconds west, a distance of 67.00 feet to an iron pin; thence along lands of said J. Donald and Lorraine E. Kile, south 26 degrees 05 minutes west, a distance of 428.37 feet to an iron pin; thence continuing along J. Donald and Lorraine E. Kile, south 81 degrees 47 minutes 20 seconds east, a distance of 356.54 feet to an iron pin; thence continuing along Kile, south 60 degrees 21 minutes 24 seconds east, a distance of 231.80 feet to a point along the westerly side of Legislative Route 19044; thence south 25 degrees 11 minutes west along the westerly edge of Legislative Route 19044 a distance of 50.15 feet to an iron pin and the place of beginning.

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Containing 0.839 acres of land and being more fully shown as Existing Private Right of Way on survey subdivision plat entitled: 'Preliminary/Final Subdivision Plan Prepared for Debbie S. Dellegrotti', prepared by Ted L. Oman and Associates, Inc., dated 3/31/04.

BY ACCEPTING DELIVERY OF THIS DEED THE GRANTEES AGREE TO ASSUME THEIR RIGHTFUL PRORATED SHARE OF COSTS AND EXPENSES WHICH MAY HEREAFTER BE INCURRED IN CONNECTION WITH THE REASONABLE AND NECESSARY MAINTENANCE OF THE PRIVATE RIGHT OF WAY HEREIN CONVEYED TO THE GRANTEES. THIS OBLIGATION IS TO BE SHARED WITH ALL PRESENT AND FUTURE OWNERS OF LAND IN THE SUBDIVISION TRACT OF WHICH THE CONVEYANCE IS A PART AND SHALL BE BINDING UPON THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IS SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING a portion of the same premises which R. Clayton Kile and Debbie S. Kile, by their deed dated June 9, 1997 and recorded in Columbia County Record Book 661 at page 309, granted and conveyed unto Debbie S. Kile, now known as Debbie S. Dellegrotti. Philip Dellegrotti joins in this conveyance to transfer any and all interest he may have in the abovedescribed premises.

Title to said premises is vested in MATTHEW AUKSTIKALNES & PAULETTE AUKSTIKALNES, HUSBAND AND WIFE By deed from DEBBIE S. KILE, N/K/A, DEBBIE S. DELLEGROTTI AND PHILIP DELLEGROTTI, HER HUSBAND in deed BOOK dated 05/2/04 Recorded 05/12/04 in BOOK 20040 PAGE 5063.

Premises being: 60 HILLSIDE LANE, BERWICK, PA 18603 Tax Parcel #07-09-049-00,000

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
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

| | | |
|---|---|--|
| <p>1. Article Addressed to:</p> <p>Commonwealth of PA PO Box 2675 Harrisburg, PA 17105</p> | <p>2. Article Number (Transfer from service label)</p> <p>7005 1160 0000 3415 1312</p> | <p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> |
| <p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15</p> | | |
| <p>1. Article Addressed to:</p> <p>INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106</p> | <p>2. Article Number (Transfer from service label)</p> <p>7005 1160 0000 3415 1350</p> | <p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> |
| <p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15</p> | | |
| <p>1. Article Addressed to:</p> <p>U.S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 900 MARKET STREET-5TH FLOOR PHILADELPHIA, PA 19107</p> | <p>2. Article Number (Transfer from service label)</p> <p>7005 1160 0000 3415 1343</p> | <p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> |
| <p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15</p> | | |

SHERIFF'S SALE

WEDNESDAY FEBRUARY 28, 2007 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 194 OF 2006 ED AND CIVIL WRIT NO. 1422 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin along the westerly boundary of Legislative Route #19044, sometimes known as Kachinka Hollow Road along lands now or formerly of Ronald V. and Grace Rubery; thence north 60 degrees 21 minutes 24 seconds west 226.16 feet to an iron pin; thence along the same lands of said Rubery, south 32 degrees 38 minutes 36 seconds west 485.10 feet to an iron pin in line of lands now or formerly of Grace Hayman; thence along same lands of said Hayman, south 62 degrees 23 minutes 56 seconds west, a distance of 441.66 feet to a rebar set; thence along other lands owned, now or formerly of R. Clayton Kile and Debbie S. Kile, and shown as Parcel B on a draft showing land of Ronald C. Kile, north 24 degrees 04 minutes 53 seconds west through a rebar set a distance of 165.46 feet to a rebar set; thence along lands identified as Parcel C now owned or formerly owned by R. Clayton Kile and Debbie S. Kile, north 60 degrees 18 minutes 53 seconds east, a distance of 141.05 feet to a rebar set; thence north 40 degrees 01 minutes 33 seconds east, a distance of 141.03 feet to a rebar set; thence north 35 degrees 19 minutes 26 seconds east, a distance of 209.74 feet to a rebar set; thence continuing along other lands identified as Parcel C Now owned or formerly owned by R. Clayton Kile and Debbie S. Kile, north 68 degrees 42 minutes 02 seconds west, a distance of 93.93 feet to a rebar set; thence north 34 degrees 06 minutes 32 seconds west, a distance of 77.56 feet to a rebar set; thence along the Parcel identified as Parcel A, formerly owned by R. Clayton Kile and Debbie S. Kile now owned by James E. Roach and Kathleen A. Roach, north 19 degrees 29 minutes 22 seconds east, a distance of 177.73 feet to a rebar set; thence north 15 degrees 34 minutes 17 seconds west a distance of 62.77 feet to a rebar set; thence north 23 degrees 05 minutes 12 seconds west, a distance of 206.38 feet to a rebar set; thence south 76 degrees 36 minutes 56 seconds west, a distance of 363.68 feet to a rebar set in point of lands now or formerly of Key Columbia Corporation; thence north 12 degrees 47 minutes 00 seconds east, a distance of 675.74 feet along other lands now or formerly of Key Columbia Corporation to an iron pin at the intersection of lands now or formerly of James B. Cortwright; thence along lands of said James B. Cortwright, south 88 degrees 38 minutes 19 seconds east, a distance of 773.23 feet to an iron pin at point of intersection with lands of said Cortwright and lands now or formerly of Frank and Helen Lehnowsky; thence along lands of said Lehnowsky and lands now or formerly of Allen F. Seesholtz and lands now or formerly of Leon R. and Rose E. Welsh, south 10 degrees 35 minutes 38 seconds west through an old iron rail, a distance of 489.66 feet to an iron pin at a point in line of lands now or formerly of J. Donald and Lorraine E. Kile; thence along lands of said J. Donald and Lorraine E. Kile, north 82 degrees 04 minutes 35 seconds west, a distance of 67.00 feet to an iron pin; thence along lands of said J. Donald and Lorraine E. Kile, south 26 degrees 05 minutes west, a distance of 428.37 feet to an iron pin; thence continuing along J. Donald and Lorraine E. Kile, south 81 degrees 47 minutes 20 seconds east, a distance of 356.54 feet to an iron pin; thence continuing along Kile, south 60 degrees 21 minutes 24 seconds east, a distance of 231.80 feet to a point along the westerly side of Legislative Route 19044; thence south 25 degrees 11 minutes west along the westerly edge of Legislative Route 19044 a distance of 50.15 feet to an iron pin and the place of beginning.

CONTAINING 17.49 acres and being more particularly shown on a draft prepared by Bafile, James and Associates, dated July 5, 1988, revised August 2, 1988, and being identified as Parcel D on said draft.

EXCEPTING AND RESERVING 5.154 acres, more fully bounded and described as follows:

BEGINNING at a rebar found on the westerly right-of-way of State Route No. 1019, said rebar found also being southeasterly corner of land of Teauta M. Curland; Thence running along the westerly right-of-way line of State Route No. 1019, South 25 degrees 13 minutes 18 seconds West, 50.15 feet to a rebar set at the northeasterly corner of land of Cecil J. and Marie Shaffer; Thence running along land of Cecil J. and Marie Shaffer, North 60 degrees 19 minutes 06 seconds West, 226.16 feet to a rebar set at the northwesterly corner of land of Cecil J. and Marie Shaffer; Thence South 32 degrees 40 minutes 54 seconds West, 485.10 feet to a rebar set; Thence South 62 degrees 26 minutes 14 seconds West, 441.66 feet to a rebar set at the southeasterly corner of land of David A. and Jennifer Rairigh; Thence running along land of David A. and Jennifer Rairigh, North 23 degrees 57 minutes 26 seconds West, 165.46 feet to a rebar set at the southwesterly corner of land of Edwin L. III and Regina A. Hoffman; Thence running along land of Edwin L. III, and Regina A. Hoffman and running along the southerly right-of-way line of an existing 50 foot wide private right-of-way, North 60 degrees 28 minutes 45 seconds East, 141.05 feet to a rebar found; thence continuing along the same, North 39 degrees 58 minutes 48 seconds East, 141.01 feet to a rebar found; Thence continuing along the same, North 35 degrees 39 minutes 46 seconds East, 209.67 feet to a rebar found; Thence continuing along land of Edwin L. III and Regina A. Hoffman and running along another existing 50 foot wide private right-of-way, North 68 degrees 25 minutes 43 seconds West, 51.55 feet to a rebar set; Thence running along residual land of Debbie S. Dellegrotti and crossing the private right-of-way, North 26 degrees 36 minutes 25 seconds East, 216.86 feet to a rebar found at the southwesterly corner of land of Teauta M. Curland; Thence running along land of Teauta M. Curland, South 81 degrees 47 minutes 20 seconds east, 356.42 feet to a rebar found; Thence continuing along land of the same, South 60 degrees 13 minutes 12 seconds East, 231.56 feet to the place of beginning.

CONTAINING 5.154 acres of lands and being more fully shown as Parcel No. 8 on survey subdivision plat entitled: 'preliminary/Final Subdivision Plan Prepared for Debbie S. Dellegrotti' prepared by Ted Oman and Associates, Inc., dated March 31, 2004.

ALSO GRANTED UNTO THE GRANTEES HEREIN, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE AN EXISTING PRIVATE RIGHT OF WAY OVER PARCEL NO. 8, SAID RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a rebar found on the westerly right-of-way line of State Route No. 1019, said rebar found also being the southeasterly corner of land of Teauta M. Curland; thence running along the westerly right-of-way line of State Route No. 1019 south 25 degrees 13 minutes 18 seconds west 50.15 feet to a rebar set at the northeasterly corner of land of Cecil J. and Marie Shaffer; thence running along land of Cecil J. and Marie Shaffer north 60 degrees 19 minutes 06 seconds west 226.16 feet to a rebar set at the northwesterly corner of land of Cecil J. and Marie Shaffer; thence running through Parcel No. 8 north 81 degrees 47 minutes 20 seconds west 139.78 feet to a point; thence continuing through the same north 89 degrees 20 minutes 09 seconds west 149.69 feet to a point; thence continuing through the same south 35 degrees 39 minutes 46 seconds west 166.48 feet to a rebar found at the southeasterly corner of land of Edwin L. III and Regina A. Hoffman; thence running along land of Edwin L. III and Regina A. Hoffman north 68 degrees 25 minutes 43 seconds west 51.55 feet to a rebar set; thence running along residual land of Debbie S. Dellegrotti north 26 degrees 36 minutes 25 seconds east 50.12 feet to a point; thence running through Parcel No. 8 south 68 degrees 30 minutes 58 seconds east 8.14 feet to a point; thence continuing through the same north 35 degrees 39 minutes 46 seconds east 153.57 feet to a point; thence continuing through the same south 89 degrees 20 minutes 09 seconds east 181.30 feet to a point in line of land of Teauta M. Curland; thence running along land of Teauta M. Curland south 81 degrees 47 minutes 20 seconds east 150.60 feet to a rebar found; thence continuing along land of the same south 60 degrees 13 minutes 12 seconds east 231.56 feet to the place of beginning.

Containing 0.839 acres of land and being more fully shown as Existing Private Right of Way on survey subdivision plat entitled: 'Preliminary/Final Subdivision Plan Prepared for Debbie S. Dellegrotti', prepared by Ted L. Oman and Associates, Inc., dated 3/31/04.

BY ACCEPTING DELIVERY OF THIS DEED THE GRANTEES AGREE TO ASSUME THEIR RIGHTFUL PRORATED SHARE OF COSTS AND EXPENSES WHICH MAY HEREAFTER BE INCURRED IN CONNECTION WITH THE REASONABLE AND NECESSARY MAINTENANCE OF THE PRIVATE RIGHT OF WAY HEREIN CONVEYED TO THE GRANTEES. THIS OBLIGATION IS TO BE SHARED WITH ALL PRESENT AND FUTURE OWNERS OF LAND IN THE SUBDIVISION TRACT OF WHICH THE CONVEYANCE IS A PART AND SHALL BE BINDING UPON THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IS SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING a portion of the same premises which R. Clayton Kile and Debbie S. Kile, by their deed dated June 9, 1997 and recorded in Columbia County Record Book 661 at page 309, granted and conveyed unto Debbie S. Kile, now known as Debbie S. Dellegrotti. Philip Dellegrotti joins in this conveyance to transfer any and all interest he may have in the abovedescribed premises.

Title to said premises is vested in MATTHEW AUKSTIKALNES & PAULETTE AUKSTIKALNES, HUSBAND AND WIFE By deed from DEBBIE S. KILE, N/K/A, DEBBIE S. DELLEGROTTI AND PHILIP DELLEGROTTI, HER HUSBAND in deed BOOK dated 05/2/04 Recorded 05/12/04 in BOOK 20040 PAGE 5063.

Premises being: 60 HILLSIDE LANE, BERWICK, PA 18603 Tax Parcel #07-09-049-00,000

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
Daniel G. Schmieg
1617 John F. Kennedy Blvd
Philadelphia, PA 19103

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

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

COUNTRYWIDE HOME LOANS,
INC.

vs.

MATTHEW W. AUKSTINKALNES

PAULETTE M. AUKSTIKALNES
A/K/A PAULETTE M.
FAHRINGER

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 2006-CV-0001422-MF Term 2005

2006-ED-194

WRIT OF EXECUTION
(Mortgage Foreclosure)

Commonwealth of Pennsylvania:

County of

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 property
(specifically described property below):

PREMISES: 60 HILLSIDE LANE, BERWICK, PA 18603
(See Legal Description attached)

| | |
|--------------------------------|---------------------|
| Amount Due | <u>\$268,463.21</u> |
| Additional Fees and Costs | <u>\$2,435.30</u> |
| Interest from 11/16/06 to Sale | \$.....and costs. |
| at \$41.13 per diem | |

Fanni B. Kline / *EAB*
(Clerk) Office of the Prothy Support, Common Pleas Court
of Columbia County, Penna.

Dated

12/13/2006
(SEAL)

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

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Title to said premises is vested in MATTHEW AUKSTIKALNES & PAULETTE AUKSTIKALNES, HUSBAND AND WIFE

By deed from DEBBIE S. KILE, N/K/A, DEBBIE S. DELLEGROTTI AND PHILIP DELLEGROTTI, HER HUSBAND in deed BOOK dated 05/2/04 Recorded 05/12/04 in BOOK 20040 PAGE 5063.

Premises being: 60 HILLSIDE LANE, BERWICK, PA 18603
Tax Parcel #07-09-049-00,000

This Certification is made subject to the penalties of 18 Pa. C.S. '4904 relating to unsworn falsification.

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.

7105 CORPORATION DRIVE

PLANO, TX 75024

Plaintiff,

v.

MATTHEW W. AUKSTINKALNES

PAULETTE M. AUKSTIKALNES

A/K/A PAULETTE M. FAHRINGER

60 HILLSIDE LANE

BERWICK, PA 18603

Defendant(s).

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:

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2006-CV-0001422-MF

2006-ED-194

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: MATTHEW W. AUKSTINKALNES

AUKSTIKALNES

60 HILLSIDE LANE

FAHRINGER

BERWICK, PA 18603

PAULETTE M.

A/K/A PAULETTE M.

60 HILLS LANE

BERWICK, PA 18603

Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, 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..

Your house (real estate) at **60 HILLSIDE LANE, BERWICK, PA 18603** is scheduled to be sold at Sheriff's Sale on _____, at _____ a.m., in the Office of the Sheriff at the Columbia County Courthouse, Bloomsburg, PA 17815, to enforce the Court Judgment of **\$268,463.21** obtained by **COUNTRYWIDE HOME LOANS, INC.**, (the Mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P., Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The Sale will be cancelled if you pay to the Mortgagee, **COUNTRYWIDE HOME LOANS, INC.**, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (215) 563-7000.
2. You may be able to stop the Sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.

3. You may also be able to stop the Sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the better chance you will have of stopping the Sale. (See the Notice below on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.
2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the value of your property.
3. The Sale will go through only if the buyer pays the Sheriff the full amount due in the Sale. To find out if this has happened, you may call (215) 563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A Schedule of Distribution of the money bid for real estate will be filed by the Sheriff on _____. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reason why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.
7. You may also have other rights and defenses or ways of getting your home back if you act immediately after the Sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**COLUMBIA COUNTY
SUSQUEHANNA LEGAL SERVICES
168 EAST 5TH STREET
BLOOMSBURG, PA 17815
(570) 784-8760**

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin along the westerly boundary of Legislative Route #19044, sometimes known as Kachinka Hollow Road along lands now or formerly of Ronald V. and Grace Rubery; thence north 60 degrees 21 minutes 24 seconds west 226.16 feet to an iron pin; thence along the same lands of said Rubery, south 32 degrees 38 minutes 36 seconds west 485.10 feet to an iron pin in line of lands now or formerly of Grace Hayman; thence along same lands of said Hayman, south 62 degrees 23 minutes 56 seconds west, a distance of 441.66 feet to a rebar set; thence along other lands owned, now or formerly of R. Clayton Kile and Debbie S. Kile, and shown as Parcel B on a draft showing land of Ronald C. Kile, north 24 degrees 04 minutes 53 seconds west through a rebar set a distance of 165.46 feet to a rebar set; thence along lands identified as Parcel C now owned or formerly owned by R. Clayton Kile and Debbie S. Kile, north 60 degrees 18 minutes 53 seconds east, a distance of 141.05 feet to a rebar set; thence north 40 degrees 01 minutes 33 seconds east, a distance of 141.03 feet to a rebar set; thence north 35 degrees 19 minutes 26 seconds east, a distance of 209.74 feet to a rebar set; thence continuing along other lands identified as Parcel C Now owned or formerly owned by R. Clayton Kile and Debbie S. Kile, north 68 degrees 42 minutes 02 seconds west, a distance of 93.93 feet to a rebar set; thence north 34 degrees 06 minutes 32 seconds west, a distance of 77.56 feet to a rebar set; thence along the Parcel identified as Parcel A, formerly owned by R. Clayton Kile and Debbie S. Kile now owned by James E. Roach and Kathleen A. Roach, north 19 degrees 29 minutes 22 seconds east, a distance of 177.73 feet to a rebar set; thence north 15 degrees 34 minutes 17 seconds west a distance of 62.77 feet to a rebar set; thence north 23 degrees 05 minutes 12 seconds west, a distance of 206.38 feet to a rebar set; thence south 76 degrees 36 minutes 56 seconds west, a distance of 363.68 feet to a rebar set in point of lands now or formerly of Key Columbia Corporation; thence north 12 degrees 47 minutes 00 seconds east, a distance of 675.74 feet along other lands now or formerly of Key Columbia Corporation to an iron pin at the intersection of lands now or formerly of James B. Cortwright; thence along lands of said James B. Cortwright, south 88 degrees 38 minutes 19 seconds east, a distance of 773.23 feet to an iron pin at point of intersection with lands of said Cortwright and lands now or formerly of Frank and Helen Lehnowsky; thence along lands of said Lehnowsky and lands now or formerly of Allen F. Seesholtz and lands now or formerly of Leon R. and Rose E. Welsh, south 10 degrees 35 minutes 38 seconds west through an old iron rail, a distance of 489.66 feet to an iron pin at a point in line of lands now or formerly of J. Donald and Lorraine E. Kile; thence along lands of said J. Donald and Lorraine E. Kile, north 82 degrees 04 minutes 35 seconds west, a distance of 67.00 feet to an iron pin; thence along lands of said J. Donald and Lorraine E. Kile, south 26 degrees 05 minutes west, a distance of 428.37 feet to an iron pin; thence continuing along J. Donald and Lorraine E. Kile, south 81 degrees 47 minutes 20 seconds east, a distance of 356.54 feet to an iron pin; thence continuing along Kile, south 60 degrees 21 minutes 24 seconds east, a distance of 231.80 feet to a point along the westerly side of Legislative Route 19044; thence south 25 degrees 11 minutes west along the westerly edge of Legislative Route 19044 a distance of 50.15 feet to an iron pin and the place of beginning.

CONTAINING 17.49 acres and being more particularly shown on a draft prepared by Bafile, James and Associates, dated July 5, 1988, revised August 2, 1988, and being identified as Parcel D on said draft.

EXCEPTING AND RESERVING 5.154 acres, more fully bounded and described as follows:

BEGINNING at a rebar found on the westerly right-of-way of State Route No. 1019, said rebar found also being southeasterly corner of land of Teauta M. Curland; Thence running along the westerly right-of-way line of State Route No. 1019, South 25 degrees 13 minutes 18 seconds West, 50.15 feet to a rebar set at the northeasterly corner of land of Cecil J. and Marie Shaffer; Thence running along land of Cecil J. and Marie Shaffer, North 60 degrees 19 minutes 06 seconds West, 226.16 feet to a rebar set at the northwesterly corner of land of Cecil J. and Marie Shaffer; Thence South 32 degrees 40 minutes 54 seconds West, 485.10 feet to a rebar set; Thence South 62 degrees 26 minutes 14 seconds West, 441.66 feet to a rebar set at the southeasterly corner of land of David A. and Jennifer Rairigh; Thence running along land of David A. and Jennifer Rairigh, North 23 degrees 57 minutes 26 seconds West, 165.46 feet to a rebar set at the southwesterly corner of land of Edwin L. III and Regina A. Hoffman; Thence running along land of Edwin L. III, and Regina A. Hoffman and running along the southerly right-of-way line of an existing 50 foot wide private right-of-way, North 60 degrees 28 minutes 45 seconds East, 141.05 feet to a rebar found; thence continuing along the same, North 39 degrees 58 minutes 48 seconds East, 141.01 feet to a rebar found; Thence continuing along the same, North 35 degrees 39 minutes 46 seconds East, 209.67 feet to a rebar found; Thence continuing along land of Edwin L. III and Regina A. Hoffman and running along another existing 50 foot wide private right-of-way, North 68 degrees 25 minutes 43 seconds West, 51.55 feet to a rebar set; Thence running along residual land of Debbie S. Dellegrotti and crossing the private right-of-way, North 26 degrees 36 minutes 25 seconds East, 216.86 feet to a rebar found at the southwesterly corner of land of Teauta M. Curland; Thence running along land of Teauta M. Curland, South 81 degrees 47 minutes 20 seconds east, 356.42 feet to a

rebar found; Thence continuing along land of the same, South 60 degrees 13 minutes 12 seconds East, 231.56 feet to the place of beginning.

CONTAINING 5.154 acres of lands and being more fully shown as Parcel No. 8 on survey subdivision plat entitled: 'preliminary/Final Subdivision Plan Prepared for Debbie S. Dellegrotti' prepared by Ted Oman and Associates, Inc., dated March 31, 2004.

ALSO GRANTED UNTO THE GRANTEES HEREIN, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE AN EXISTING PRIVATE RIGHT OF WAY OVER PARCEL NO. 8, SAID RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a rebar found on the westerly right-of-way line of State Route No. 1019, said rebar found also being the southeasterly corner of land of Teauta M. Curland; thence running along the westerly right-of-way line of State Route No. 1019 south 25 degrees 13 minutes 18 seconds west 50.15 feet to a rebar set at the northeasterly corner of land of Cecil J. and Marie Shaffer; thence running along land of Cecil J. and Marie Shaffer north 60 degrees 19 minutes 06 seconds west 226.16 feet to a rebar set at the northwesterly corner of land of Cecil J. and Marie Shaffer; thence running through Parcel No. 8 north 81 degrees 47 minutes 20 seconds west 139.78 feet to a point; thence continuing through the same north 89 degrees 20 minutes 09 seconds west 149.69 feet to a point; thence continuing through the same south 35 degrees 39 minutes 46 seconds west 166.48 feet to a rebar found at the southeasterly corner of land of Edwin L. III and Regina A. Hoffman; thence running along land of Edwin L. III and Regina A. Hoffman north 68 degrees 25 minutes 43 seconds west 51.55 feet to a rebar set; thence running along residual land of Debbie S. Dellegrotti north 26 degrees 36 minutes 25 seconds east 50.12 feet to a point; thence running through Parcel No. 8 south 68 degrees 30 minutes 58 seconds east 8.14 feet to a point; thence continuing through the same north 35 degrees 39 minutes 46 seconds east 153.57 feet to a point; thence continuing through the same south 89 degrees 20 minutes 09 seconds east 181.30 feet to a point in line of land of Teauta M. Curland; thence running along land of Teauta M. Curland south 81 degrees 47 minutes 20 seconds east 150.60 feet to a rebar found; thence continuing along land of the same south 60 degrees 13 minutes 12 seconds east 231.56 feet to the place of beginning.

Containing 0.839 acres of land and being more fully shown as Existing Private Right of Way on survey subdivision plat entitled: 'Preliminary/Final Subdivision Plan Prepared for Debbie S. Dellegrotti', prepared by Ted L. Oman and Associates, Inc., dated 3/31/04.

BY ACCEPTING DELIVERY OF THIS DEED THE GRANTEES AGREE TO ASSUME THEIR RIGHTFUL PRORATED SHARE OF COSTS AND EXPENSES WHICH MAY HEREAFTER BE INCURRED IN CONNECTION WITH THE REASONABLE AND NECESSARY MAINTENANCE OF THE PRIVATE RIGHT OF WAY HEREIN CONVEYED TO THE GRANTEES. THIS OBLIGATION IS TO BE SHARED WITH ALL PRESENT AND FUTURE OWNERS OF LAND IN THE SUBDIVISION TRACT OF WHICH THE CONVEYANCE IS A PART AND SHALL BE BINDING UPON THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IS SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING a portion of the same premises which R. Clayton Kile and Debbie S. Kile, by their deed dated June 9, 1997 and recorded in Columbia County Record Book 661 at page 309, granted and conveyed unto Debbie S. Kile, now known as Debbie S. Dellegrotti. Philip Dellegrotti joins in this conveyance to transfer any and all interest he may have in the above described premises.

Title to said premises is vested in MATTHEW AUKSTIKALNES & PAULETTE AUKSTIKALNES, HUSBAND AND WIFE

By deed from DEBBIE S. KILE, N/K/A, DEBBIE S. DELLEGROTTI AND PHILIP DELLEGROTTI, HER HUSBAND in deed BOOK dated 05/2/04 Recorded 05/12/04 in BOOK 20040 PAGE 5063.

Premises being: 60 HILLSIDE LANE, BERWICK, PA 18603
Tax Parcel #07-09-049-00,000

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

COUNTRYWIDE HOME LOANS, INC.

Court Number

2006-CV-0001422-MF

Defendant

MATTHEW W. AUKSTINKALNES & PAULETTE M. AUKSTIKALNES A/K/A PAUL M. FAHRINGER

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE

MATTHEW W. AUKSTINKALNES

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

60 HILLSIDE LANE, BERWICK, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 200__, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN --- Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

____ Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

SO ANSWERS

Signature of Dep. Sheriff

Date

of _____ 20

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

COUNTRYWIDE HOME LOANS, INC.

Court Number

2006-CV-0001422-MF

Defendant

MATTHEW W. AUKSTINKALNES & PAULETTE M. AUKSTIKALNES A/K/A PAUL M. FAHRINGER

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.
PAULETTE M. AUKSTIKALNES A/K/A PAULETTE M. FAHRINGER

AT

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

60 HILLSIDE LANE, BERWICK, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 200_, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County to execute the within and make return thereof according to law.

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

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CONTAINING 17.49 acres and being more particularly shown on a draft prepared by Bafile, James and Associates, dated July 5, 1988, revised August 2, 1988, and being identified as Parcel D on said draft.

EXCEPTING AND RESERVING 5.154 acres, more fully bounded and described as follows:

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rebar found; Thence continuing along land of the same, South 60 degrees 13 minutes 12 seconds East, 231.56 feet to the place of beginning.

CONTAINING 5.154 acres of lands and being more fully shown as Parcel No. 8 on survey subdivision plat entitled: 'preliminary/Final Subdivision Plan Prepared for Debbie S. Dellegrotti' prepared by Ted Oman and Associates, Inc., dated March 31, 2004.

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Containing 0.839 acres of land and being more fully shown as Existing Private Right of Way on survey subdivision plat entitled: 'Preliminary/Final Subdivision Plan Prepared for Debbie S. Dellegrotti', prepared by Ted L. Oman and Associates, Inc., dated 3/31/04.

BY ACCEPTING DELIVERY OF THIS DEED THE GRANTEEES AGREE TO ASSUME THEIR RIGHTFUL PRORATED SHARE OF COSTS AND EXPENSES WHICH MAY HEREAFTER BE INCURRED IN CONNECTION WITH THE REASONABLE AND NECESSARY MAINTENANCE OF THE PRIVATE RIGHT OF WAY HEREIN CONVEYED TO THE GRANTEEES. THIS OBLIGATION IS TO BE SHARED WITH ALL PRESENT AND FUTURE OWNERS OF LAND IN THE SUBDIVISION TRACT OF WHICH THE CONVEYANCE IS A PART AND SHALL BE BINDING UPON THE GRANTEEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

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BEING a portion of the same premises which R. Clayton Kile and Debbie S. Kile, by their deed dated June 9, 1997 and recorded in Columbia County Record Book 661 at page 309, granted and conveyed unto Debbie S. Kile, now known as Debbie S. Dellegrotti. Philip Dellegrotti joins in this conveyance to transfer any and all interest he may have in the above described premises.

Title to said premises is vested in MATTHEW AUKSTIKALNES & PAULETTE AUKSTIKALNES, HUSBAND AND WIFE

By deed from DEBBIE S. KILE, N/K/A, DEBBIE S. DELLEGROTTI AND PHILIP DELLEGROTTI, HER HUSBAND in deed BOOK dated 05/2/04 Recorded 05/12/04 in BOOK 20040 PAGE 5063.

Premises being: 60 HILLSIDE LANE, BERWICK, PA 18603
Tax Parcel #07-09-049-00,000

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

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rebar found; Thence continuing along land of the same, South 60 degrees 13 minutes 12 seconds East, 231.56 feet to the place of beginning.

CONTAINING 5.154 acres of lands and being more fully shown as Parcel No. 8 on survey subdivision plat entitled: 'preliminary/Final Subdivision Plan Prepared for Debbie S. Dellegrotti' prepared by Ted Oman and Associates, Inc., dated March 31, 2004.

ALSO GRANTED UNTO THE GRANTEEES HEREIN, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE AN EXISTING PRIVATE RIGHT OF WAY OVER PARCEL NO. 8, SAID RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a rebar found on the westerly right-of-way line of State Route No. 1019, said rebar found also being the southeasterly corner of land of Teauta M. Curland; thence running along the westerly right-of-way line of State Route No. 1019 south 25 degrees 13 minutes 18 seconds west 50.15 feet to a rebar set at the northeasterly corner of land of Cecil J. and Marie Shaffer; thence running along land of Cecil J. and Marie Shaffer north 60 degrees 19 minutes 06 seconds west 226.16 feet to a rebar set at the northwesterly corner of land of Cecil J. and Marie Shaffer; thence running through Parcel No. 8 north 81 degrees 47 minutes 20 seconds west 139.78 feet to a point; thence continuing through the same north 89 degrees 20 minutes 09 seconds west 149.69 feet to a point; thence continuing through the same south 35 degrees 39 minutes 46 seconds west 166.48 feet to a rebar found at the southeasterly corner of land of Edwin L. III and Regina A. Hoffman; thence running along land of Edwin L. III and Regina A. Hoffman north 68 degrees 25 minutes 43 seconds west 51.55 feet to a rebar set; thence running along residual land of Debbie S. Dellegrotti north 26 degrees 36 minutes 25 seconds east 50.12 feet to a point; thence running through Parcel No. 8 south 68 degrees 30 minutes 58 seconds east 8.14 feet to a point; thence continuing through the same north 35 degrees 39 minutes 46 seconds east 153.57 feet to a point; thence continuing through the same south 89 degrees 20 minutes 09 seconds east 181.30 feet to a point in line of land of Teauta M. Curland; thence running along land of Teauta M. Curland south 81 degrees 47 minutes 20 seconds east 150.60 feet to a rebar found; thence continuing along land of the same south 60 degrees 13 minutes 12 seconds east 231.56 feet to the place of beginning.

Containing 0.839 acres of land and being more fully shown as Existing Private Right of Way on survey subdivision plat entitled: 'Preliminary/Final Subdivision Plan Prepared for Debbie S. Dellegrotti', prepared by Ted L. Oman and Associates, Inc., dated 3/31/04.

BY ACCEPTING DELIVERY OF THIS DEED THE GRANTEEES AGREE TO ASSUME THEIR RIGHTFUL PRORATED SHARE OF COSTS AND EXPENSES WHICH MAY HEREAFTER BE INCURRED IN CONNECTION WITH THE REASONABLE AND NECESSARY MAINTENANCE OF THE PRIVATE RIGHT OF WAY HEREIN CONVEYED TO THE GRANTEEES. THIS OBLIGATION IS TO BE SHARED WITH ALL PRESENT AND FUTURE OWNERS OF LAND IN THE SUBDIVISION TRACT OF WHICH THE CONVEYANCE IS A PART AND SHALL BE BINDING UPON THE GRANTEEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IS SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING a portion of the same premises which R. Clayton Kile and Debbie S. Kile, by their deed dated June 9, 1997 and recorded in Columbia County Record Book 661 at page 309, granted and conveyed unto Debbie S. Kile, now known as Debbie S. Dellegrotti. Philip Dellegrotti joins in this conveyance to transfer any and all interest he may have in the above described premises.

Title to said premises is vested in MATTHEW AUKSTIKALNES & PAULETTE AUKSTIKALNES, HUSBAND AND WIFE

By deed from DEBBIE S. KILE, N/K/A, DEBBIE S. DELLEGROTTI AND PHILIP DELLEGROTTI, HER HUSBAND in deed BOOK dated 05/2/04 Recorded 05/12/04 in BOOK 20040 PAGE 5063.

Premises being: 60 HILLSIDE LANE, BERWICK, PA 18603
Tax Parcel #07-09-049-00,000

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin along the westerly boundary of Legislative Route #19044, sometimes known as Kachinka Hollow Road along lands now or formerly of Ronald V. and Grace Rubery; thence north 60 degrees 21 minutes 24 seconds west 226.16 feet to an iron pin; thence along the same lands of said Rubery, south 32 degrees 38 minutes 36 seconds west 485.10 feet to an iron pin in line of lands now or formerly of Grace Hayman; thence along same lands of said Hayman, south 62 degrees 23 minutes 56 seconds west, a distance of 441.66 feet to a rebar set; thence along other lands owned, now or formerly of R. Clayton Kile and Debbie S. Kile, and shown as Parcel B on a draft showing land of Ronald C. Kile, north 24 degrees 04 minutes 53 seconds west through a rebar set a distance of 165.46 feet to a rebar set; thence along lands identified as Parcel C now owned or formerly owned by R. Clayton Kile and Debbie S. Kile, north 60 degrees 18 minutes 53 seconds east, a distance of 141.05 feet to a rebar set; thence north 40 degrees 01 minutes 33 seconds east, a distance of 141.03 feet to a rebar set; thence north 35 degrees 19 minutes 26 seconds east, a distance of 209.74 feet to a rebar set; thence continuing along other lands identified as Parcel C Now owned or formerly owned by R. Clayton Kile and Debbie S. Kile, north 68 degrees 42 minutes 02 seconds west, a distance of 93.93 feet to a rebar set; thence north 34 degrees 06 minutes 32 seconds west, a distance of 77.56 feet to a rebar set; thence along the Parcel identified as Parcel A, formerly owned by R. Clayton Kile and Debbie S. Kile now owned by James E. Roach and Kathleen A. Roach, north 19 degrees 29 minutes 22 seconds east, a distance of 177.73 feet to a rebar set; thence north 15 degrees 34 minutes 17 seconds west a distance of 62.77 feet to a rebar set; thence north 23 degrees 05 minutes 12 seconds west, a distance of 206.38 feet to a rebar set; thence south 76 degrees 36 minutes 56 seconds west, a distance of 363.68 feet to a rebar set in point of lands now or formerly of Key Columbia Corporation; thence north 12 degrees 47 minutes 00 seconds east, a distance of 675.74 feet along other lands now or formerly of Key Columbia Corporation to an iron pin at the intersection of lands now or formerly of James B. Cortwright; thence along lands of said James B. Cortwright, south 88 degrees 38 minutes 19 seconds east, a distance of 773.23 feet to an iron pin at point of intersection with lands of said Cortwright and lands now or formerly of Frank and Helen Lehnowsky; thence along lands of said Lehnowsky and lands now or formerly of Allen F. Seesholtz and lands now or formerly of Leon R. and Rose E. Welsh, south 10 degrees 35 minutes 38 seconds west through an old iron rail, a distance of 489.66 feet to an iron pin at a point in line of lands now or formerly of J. Donald and Lorraine E. Kile; thence along lands of said J. Donald and Lorraine E. Kile, north 82 degrees 04 minutes 35 seconds west, a distance of 67.00 feet to an iron pin; thence along lands of said J. Donald and Lorraine E. Kile, south 26 degrees 05 minutes west, a distance of 428.37 feet to an iron pin; thence continuing along J. Donald and Lorraine E. Kile, south 81 degrees 47 minutes 20 seconds east, a distance of 356.54 feet to an iron pin; thence continuing along Kile, south 60 degrees 21 minutes 24 seconds east, a distance of 231.80 feet to a point along the westerly side of Legislative Route 19044; thence south 25 degrees 11 minutes west along the westerly edge of Legislative Route 19044 a distance of 50.15 feet to an iron pin and the place of beginning.

CONTAINING 17.49 acres and being more particularly shown on a draft prepared by Bafile, James and Associates, dated July 5, 1988, revised August 2, 1988, and being identified as Parcel D on said draft.

EXCEPTING AND RESERVING 5.154 acres, more fully bounded and described as follows:

BEGINNING at a rebar found on the westerly right-of-way of State Route No. 1019, said rebar found also being southeasterly corner of land of Teauta M. Curland; Thence running along the westerly right-of-way line of State Route No. 1019, South 25 degrees 13 minutes 18 seconds West, 50.15 feet to a rebar set at the northeasterly corner of land of Cecil J. and Marie Shaffer; Thence running along land of Cecil J. and Marie Shaffer, North 60 degrees 19 minutes 06 seconds West, 226.16 feet to a rebar set at the northwesterly corner of land of Cecil J. and Marie Shaffer; Thence South 32 degrees 40 minutes 54 seconds West, 485.10 feet to a rebar set; Thence South 62 degrees 26 minutes 14 seconds West, 441.66 feet to a rebar set at the southeasterly corner of land of David A. and Jennifer Rairigh; Thence running along land of David A. and Jennifer Rairigh, North 23 degrees 57 minutes 26 seconds West, 165.46 feet to a rebar set at the southwesterly corner of land of Edwin L. III and Regina A. Hoffman; Thence running along land of Edwin L. III, and Regina A. Hoffman and running along the southerly right-of-way line of an existing 50 foot wide private right-of-way, North 60 degrees 28 minutes 45 seconds East, 141.05 feet to a rebar found; thence continuing along the same, North 39 degrees 58 minutes 48 seconds East, 141.01 feet to a rebar found; Thence continuing along the same, North 35 degrees 39 minutes 46 seconds East, 209.67 feet to a rebar found; Thence continuing along land of Edwin L. III and Regina A. Hoffman and running along another existing 50 foot wide private right-of-way, North 68 degrees 25 minutes 43 seconds West, 51.55 feet to a rebar set; Thence running along residual land of Debbie S. Dellegrotti and crossing the private right-of-way, North 26 degrees 36 minutes 25 seconds East, 216.86 feet to a rebar found at the southwesterly corner of land of Teauta M. Curland; Thence running along land of Teauta M. Curland, South 81 degrees 47 minutes 20 seconds east, 356.42 feet to a

rebar found; Thence continuing along land of the same, South 60 degrees 13 minutes 12 seconds East, 231.56 feet to the place of beginning.

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ALSO GRANTED UNTO THE GRANTEES HEREIN, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE AN EXISTING PRIVATE RIGHT OF WAY OVER PARCEL NO. 8, SAID RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Containing 0.839 acres of land and being more fully shown as Existing Private Right of Way on survey subdivision plat entitled: 'Preliminary/Final Subdivision Plan Prepared for Debbie S. Dellegrotti', prepared by Ted L. Oman and Associates, Inc., dated 3/31/04.

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Title to said premises is vested in MATTHEW AUKSTIKALNES & PAULETTE AUKSTIKALNES, HUSBAND AND WIFE

By deed from DEBBIE S. KILE, N/K/A, DEBBIE S. DELLEGROTTI AND PHILIP DELLEGROTTI, HER HUSBAND in deed BOOK dated 05/2/04 Recorded 05/12/04 in BOOK 20040 PAGE 5063.

Premises being: 60 HILLSIDE LANE, BERWICK, PA 18603
Tax Parcel #07-09-049-00,000

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin along the westerly boundary of Legislative Route #19044, sometimes known as Kachinka Hollow Road along lands now or formerly of Ronald V. and Grace Rubery; thence north 60 degrees 21 minutes 24 seconds west 226.16 feet to an iron pin; thence along the same lands of said Rubery, south 32 degrees 38 minutes 36 seconds west 485.10 feet to an iron pin in line of lands now or formerly of Grace Hayman; thence along same lands of said Hayman, south 62 degrees 23 minutes 56 seconds west, a distance of 441.66 feet to a rebar set; thence along other lands owned, now or formerly of R. Clayton Kile and Debbie S. Kile, and shown as Parcel B on a draft showing land of Ronald C. Kile, north 24 degrees 04 minutes 53 seconds west through a rebar set a distance of 165.46 feet to a rebar set; thence along lands identified as Parcel C now owned or formerly owned by R. Clayton Kile and Debbie S. Kile, north 60 degrees 18 minutes 53 seconds east, a distance of 141.05 feet to a rebar set; thence north 40 degrees 01 minutes 33 seconds east, a distance of 141.03 feet to a rebar set; thence north 35 degrees 19 minutes 26 seconds east, a distance of 209.74 feet to a rebar set; thence continuing along other lands identified as Parcel C Now owned or formerly owned by R. Clayton Kile and Debbie S. Kile, north 68 degrees 42 minutes 02 seconds west, a distance of 93.93 feet to a rebar set; thence north 34 degrees 06 minutes 32 seconds west, a distance of 77.56 feet to a rebar set; thence along the Parcel identified as Parcel A, formerly owned by R. Clayton Kile and Debbie S. Kile now owned by James E. Roach and Kathleen A. Roach, north 19 degrees 29 minutes 22 seconds east, a distance of 177.73 feet to a rebar set; thence north 15 degrees 34 minutes 17 seconds west a distance of 62.77 feet to a rebar set; thence north 23 degrees 05 minutes 12 seconds west, a distance of 206.38 feet to a rebar set; thence south 76 degrees 36 minutes 56 seconds west, a distance of 363.68 feet to a rebar set in point of lands now or formerly of Key Columbia Corporation; thence north 12 degrees 47 minutes 00 seconds east, a distance of 675.74 feet along other lands now or formerly of Key Columbia Corporation to an iron pin at the intersection of lands now or formerly of James B. Cortwright; thence along lands of said James B. Cortwright, south 88 degrees 38 minutes 19 seconds east, a distance of 773.23 feet to an iron pin at point of intersection with lands of said Cortwright and lands now or formerly of Frank and Helen Lehnowsky; thence along lands of said Lehnowsky and lands now or formerly of Allen F. Seesholtz and lands now or formerly of Leon R. and Rose E. Welsh, south 10 degrees 35 minutes 38 seconds west through an old iron rail, a distance of 489.66 feet to an iron pin at a point in line of lands now or formerly of J. Donald and Lorraine E. Kile; thence along lands of said J. Donald and Lorraine E. Kile, north 82 degrees 04 minutes 35 seconds west, a distance of 67.00 feet to an iron pin; thence along lands of said J. Donald and Lorraine E. Kile, south 26 degrees 05 minutes west, a distance of 428.37 feet to an iron pin; thence continuing along J. Donald and Lorraine E. Kile, south 81 degrees 47 minutes 20 seconds east, a distance of 356.54 feet to an iron pin; thence continuing along Kile, south 60 degrees 21 minutes 24 seconds east, a distance of 231.80 feet to a point along the westerly side of Legislative Route 19044; thence south 25 degrees 11 minutes west along the westerly edge of Legislative Route 19044 a distance of 50.15 feet to an iron pin and the place of beginning.

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DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin along the westerly boundary of Legislative Route #19044, sometimes known as Kachinka Hollow Road along lands now or formerly of Ronald V. and Grace Rubery; thence north 60 degrees 21 minutes 24 seconds west 226.16 feet to an iron pin; thence along the same lands of said Rubery, south 32 degrees 38 minutes 36 seconds west 485.10 feet to an iron pin in line of lands now or formerly of Grace Hayman; thence along same lands of said Hayman, south 62 degrees 23 minutes 56 seconds west, a distance of 441.66 feet to a rebar set; thence along other lands owned, now or formerly of R. Clayton Kile and Debbie S. Kile, and shown as Parcel B on a draft showing land of Ronald C. Kile, north 24 degrees 04 minutes 53 seconds west through a rebar set a distance of 165.46 feet to a rebar set; thence along lands identified as Parcel C now owned or formerly owned by R. Clayton Kile and Debbie S. Kile, north 60 degrees 18 minutes 53 seconds east, a distance of 141.05 feet to a rebar set; thence north 40 degrees 01 minutes 33 seconds east, a distance of 141.03 feet to a rebar set; thence north 35 degrees 19 minutes 26 seconds east, a distance of 209.74 feet to a rebar set; thence continuing along other lands identified as Parcel C Now owned or formerly owned by R. Clayton Kile and Debbie S. Kile, north 68 degrees 42 minutes 02 seconds west, a distance of 93.93 feet to a rebar set; thence north 34 degrees 06 minutes 32 seconds west, a distance of 77.56 feet to a rebar set; thence along the Parcel identified as Parcel A, formerly owned by R. Clayton Kile and Debbie S. Kile now owned by James E. Roach and Kathleen A. Roach, north 19 degrees 29 minutes 22 seconds east, a distance of 177.73 feet to a rebar set; thence north 15 degrees 34 minutes 17 seconds west a distance of 62.77 feet to a rebar set; thence north 23 degrees 05 minutes 12 seconds west, a distance of 206.38 feet to a rebar set; thence south 76 degrees 36 minutes 56 seconds west, a distance of 363.68 feet to a rebar set in point of lands now or formerly of Key Columbia Corporation; thence north 12 degrees 47 minutes 00 seconds east, a distance of 675.74 feet along other lands now or formerly of Key Columbia Corporation to an iron pin at the intersection of lands now or formerly of James B. Cortwright; thence along lands of said James B. Cortwright, south 88 degrees 38 minutes 19 seconds east, a distance of 773.23 feet to an iron pin at point of intersection with lands of said Cortwright and lands now or formerly of Frank and Helen Lehnowsky; thence along lands of said Lehnowsky and lands now or formerly of Allen F. Seesholtz and lands now or formerly of Leon R. and Rose E. Welsh, south 10 degrees 35 minutes 38 seconds west through an old iron rail, a distance of 489.66 feet to an iron pin at a point in line of lands now or formerly of J. Donald and Lorraine E. Kile; thence along lands of said J. Donald and Lorraine E. Kile, north 82 degrees 04 minutes 35 seconds west, a distance of 67.00 feet to an iron pin; thence along lands of said J. Donald and Lorraine E. Kile, south 26 degrees 05 minutes west, a distance of 428.37 feet to an iron pin; thence continuing along J. Donald and Lorraine E. Kile, south 81 degrees 47 minutes 20 seconds east, a distance of 356.54 feet to an iron pin; thence continuing along Kile, south 60 degrees 21 minutes 24 seconds east, a distance of 231.80 feet to a point along the westerly side of Legislative Route 19044; thence south 25 degrees 11 minutes west along the westerly edge of Legislative Route 19044 a distance of 50.15 feet to an iron pin and the place of beginning.

CONTAINING 17.49 acres and being more particularly shown on a draft prepared by Bafile, James and Associates, dated July 5, 1988, revised August 2, 1988, and being identified as Parcel D on said draft.

EXCEPTING AND RESERVING 5.154 acres, more fully bounded and described as follows:

BEGINNING at a rebar found on the westerly right-of-way of State Route No. 1019, said rebar found also being southeasterly corner of land of Teauta M. Curland; Thence running along the westerly right-of-way line of State Route No. 1019, South 25 degrees 13 minutes 18 seconds West, 50.15 feet to a rebar set at the northeasterly corner of land of Cecil J. and Marie Shaffer; Thence running along land of Cecil J. and Marie Shaffer, North 60 degrees 19 minutes 06 seconds West, 226.16 feet to a rebar set at the northwesterly corner of land of Cecil J. and Marie Shaffer; Thence South 32 degrees 40 minutes 54 seconds West, 485.10 feet to a rebar set; Thence South 62 degrees 26 minutes 14 seconds West, 441.66 feet to a rebar set at the southeasterly corner of land of David A. and Jennifer Rairigh; Thence running along land of David A. and Jennifer Rairigh, North 23 degrees 57 minutes 26 seconds West, 165.46 feet to a rebar set at the southwesterly corner of land of Edwin L. III and Regina A. Hoffman; Thence running along land of Edwin L. III, and Regina A. Hoffman and running along the southerly right-of-way line of an existing 50 foot wide private right-of-way, North 60 degrees 28 minutes 45 seconds East, 141.05 feet to a rebar found; thence continuing along the same, North 39 degrees 58 minutes 48 seconds East, 141.01 feet to a rebar found; Thence continuing along the same, North 35 degrees 39 minutes 46 seconds East, 209.67 feet to a rebar found; Thence continuing along land of Edwin L. III and Regina A. Hoffman and running along another existing 50 foot wide private right-of-way, North 68 degrees 25 minutes 43 seconds West, 51.55 feet to a rebar set; Thence running along residual land of Debbie S. Dellegrotti and crossing the private right-of-way, North 26 degrees 36 minutes 25 seconds East, 216.86 feet to a rebar found at the southwesterly corner of land of Teauta M. Curland; Thence running along land of Teauta M. Curland, South 81 degrees 47 minutes 20 seconds east, 356.42 feet to a

rebar found; Thence continuing along land of the same, South 60 degrees 13 minutes 12 seconds East, 231.56 feet to the place of beginning.

CONTAINING 5.154 acres of lands and being more fully shown as Parcel No. 8 on survey subdivision plat entitled: 'preliminary/Final Subdivision Plan Prepared for Debbie S. Dellegrotti' prepared by Ted Oman and Associates, Inc., dated March 31, 2004.

ALSO GRANTED UNTO THE GRANTEEES HEREIN, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE AN EXISTING PRIVATE RIGHT OF WAY OVER PARCEL NO. 8, SAID RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a rebar found on the westerly right-of-way line of State Route No. 1019, said rebar found also being the southeasterly corner of land of Teauta M. Curland; thence running along the westerly right-of-way line of State Route No. 1019 south 25 degrees 13 minutes 18 seconds west 50.15 feet to a rebar set at the northeasterly corner of land of Cecil J. and Marie Shaffer; thence running along land of Cecil J. and Marie Shaffer north 60 degrees 19 minutes 06 seconds west 226.16 feet to a rebar set at the northwesterly corner of land of Cecil J. and Marie Shaffer; thence running through Parcel No. 8 north 81 degrees 47 minutes 20 seconds west 139.78 feet to a point; thence continuing through the same north 89 degrees 20 minutes 09 seconds west 149.69 feet to a point; thence continuing through the same south 35 degrees 39 minutes 46 seconds west 166.48 feet to a rebar found at the southeasterly corner of land of Edwin L. III and Regina A. Hoffman; thence running along land of Edwin L. III and Regina A. Hoffman north 68 degrees 25 minutes 43 seconds west 51.55 feet to a rebar set; thence running along residual land of Debbie S. Dellegrotti north 26 degrees 36 minutes 25 seconds east 50.12 feet to a point; thence running through Parcel No. 8 south 68 degrees 30 minutes 58 seconds east 8.14 feet to a point; thence continuing through the same north 35 degrees 39 minutes 46 seconds east 153.57 feet to a point; thence continuing through the same south 89 degrees 20 minutes 09 seconds east 181.30 feet to a point in line of land of Teauta M. Curland; thence running along land of Teauta M. Curland south 81 degrees 47 minutes 20 seconds east 150.60 feet to a rebar found; thence continuing along land of the same south 60 degrees 13 minutes 12 seconds east 231.56 feet to the place of beginning.

Containing 0.839 acres of land and being more fully shown as Existing Private Right of Way on survey subdivision plat entitled: 'Preliminary/Final Subdivision Plan Prepared for Debbie S. Dellegrotti', prepared by Ted L. Oman and Associates, Inc., dated 3/31/04.

BY ACCEPTING DELIVERY OF THIS DEED THE GRANTEEES AGREE TO ASSUME THEIR RIGHTFUL PRORATED SHARE OF COSTS AND EXPENSES WHICH MAY HEREAFTER BE INCURRED IN CONNECTION WITH THE REASONABLE AND NECESSARY MAINTENANCE OF THE PRIVATE RIGHT OF WAY HEREIN CONVEYED TO THE GRANTEEES. THIS OBLIGATION IS TO BE SHARED WITH ALL PRESENT AND FUTURE OWNERS OF LAND IN THE SUBDIVISION TRACT OF WHICH THE CONVEYANCE IS A PART AND SHALL BE BINDING UPON THE GRANTEEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IS SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING a portion of the same premises which R. Clayton Kile and Debbie S. Kile, by their deed dated June 9, 1997 and recorded in Columbia County Record Book 661 at page 309, granted and conveyed unto Debbie S. Kile, now known as Debbie S. Dellegrotti. Philip Dellegrotti joins in this conveyance to transfer any and all interest he may have in the above described premises.

Title to said premises is vested in MATTHEW AUKSTIKALNES & PAULETTE AUKSTIKALNES, HUSBAND AND WIFE

By deed from DEBBIE S. KILE, N/K/A, DEBBIE S. DELLEGROTTI AND PHILIP DELLEGROTTI, HER HUSBAND in deed BOOK dated 05/2/04 Recorded 05/12/04 in BOOK 20040 PAGE 5063.

Premises being: 60 HILLSIDE LANE, BERWICK, PA 18603
Tax Parcel #07-09-049-00,000

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin along the westerly boundary of Legislative Route #19044, sometimes known as Kachinka Hollow Road along lands now or formerly of Ronald V. and Grace Rubery; thence north 60 degrees 21 minutes 24 seconds west 226.16 feet to an iron pin; thence along the same lands of said Rubery, south 32 degrees 38 minutes 36 seconds west 485.10 feet to an iron pin in line of lands now or formerly of Grace Hayman; thence along same lands of said Hayman, south 62 degrees 23 minutes 56 seconds west, a distance of 441.66 feet to a rebar set; thence along other lands owned, now or formerly of R. Clayton Kile and Debbie S. Kile, and shown as Parcel B on a draft showing land of Ronald C. Kile, north 24 degrees 04 minutes 53 seconds west through a rebar set a distance of 165.46 feet to a rebar set; thence along lands identified as Parcel C now owned or formerly owned by R. Clayton Kile and Debbie S. Kile, north 60 degrees 18 minutes 53 seconds east, a distance of 141.05 feet to a rebar set; thence north 40 degrees 01 minutes 33 seconds east, a distance of 141.03 feet to a rebar set; thence north 35 degrees 19 minutes 26 seconds east, a distance of 209.74 feet to a rebar set; thence continuing along other lands identified as Parcel C Now owned or formerly owned by R. Clayton Kile and Debbie S. Kile, north 68 degrees 42 minutes 02 seconds west, a distance of 93.93 feet to a rebar set; thence north 34 degrees 06 minutes 32 seconds west, a distance of 77.56 feet to a rebar set; thence along the Parcel identified as Parcel A, formerly owned by R. Clayton Kile and Debbie S. Kile now owned by James E. Roach and Kathleen A. Roach, north 19 degrees 29 minutes 22 seconds east, a distance of 177.73 feet to a rebar set; thence north 15 degrees 34 minutes 17 seconds west a distance of 62.77 feet to a rebar set; thence north 23 degrees 05 minutes 12 seconds west, a distance of 206.38 feet to a rebar set; thence south 76 degrees 36 minutes 56 seconds west, a distance of 363.68 feet to a rebar set in point of lands now or formerly of Key Columbia Corporation; thence north 12 degrees 47 minutes 00 seconds east, a distance of 675.74 feet along other lands now or formerly of Key Columbia Corporation to an iron pin at the intersection of lands now or formerly of James B. Cortwright; thence along lands of said James B. Cortwright, south 88 degrees 38 minutes 19 seconds east, a distance of 773.23 feet to an iron pin at point of intersection with lands of said Cortwright and lands now or formerly of Frank and Helen Lehnowsky; thence along lands of said Lehnowsky and lands now or formerly of Allen F. Seesholtz and lands now or formerly of Leon R. and Rose E. Welsh, south 10 degrees 35 minutes 38 seconds west through an old iron rail, a distance of 489.66 feet to an iron pin at a point in line of lands now or formerly of J. Donald and Lorraine E. Kile; thence along lands of said J. Donald and Lorraine E. Kile, north 82 degrees 04 minutes 35 seconds west, a distance of 67.00 feet to an iron pin; thence along lands of said J. Donald and Lorraine E. Kile, south 26 degrees 05 minutes west, a distance of 428.37 feet to an iron pin; thence continuing along J. Donald and Lorraine E. Kile, south 81 degrees 47 minutes 20 seconds east, a distance of 356.54 feet to an iron pin; thence continuing along Kile, south 60 degrees 21 minutes 24 seconds east, a distance of 231.80 feet to a point along the westerly side of Legislative Route 19044; thence south 25 degrees 11 minutes west along the westerly edge of Legislative Route 19044 a distance of 50.15 feet to an iron pin and the place of beginning.

CONTAINING 17.49 acres and being more particularly shown on a draft prepared by Bafile, James and Associates, dated July 5, 1988, revised August 2, 1988, and being identified as Parcel D on said draft.

EXCEPTING AND RESERVING 5.154 acres, more fully bounded and described as follows:

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rebar found; Thence continuing along land of the same, South 60 degrees 13 minutes 12 seconds East, 231.56 feet to the place of beginning.

CONTAINING 5.154 acres of lands and being more fully shown as Parcel No. 8 on survey subdivision plat entitled: 'preliminary/Final Subdivision Plan Prepared for Debbie S. Dellegrotti' prepared by Ted Oman and Associates, Inc., dated March 31, 2004.

ALSO GRANTED UNTO THE GRANTEES HEREIN, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE AN EXISTING PRIVATE RIGHT OF WAY OVER PARCEL NO. 8, SAID RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Containing 0.839 acres of land and being more fully shown as Existing Private Right of Way on survey subdivision plat entitled: 'Preliminary/Final Subdivision Plan Prepared for Debbie S. Dellegrotti', prepared by Ted L. Oman and Associates, Inc., dated 3/31/04.

BY ACCEPTING DELIVERY OF THIS DEED THE GRANTEES AGREE TO ASSUME THEIR RIGHTFUL PRORATED SHARE OF COSTS AND EXPENSES WHICH MAY HEREAFTER BE INCURRED IN CONNECTION WITH THE REASONABLE AND NECESSARY MAINTENANCE OF THE PRIVATE RIGHT OF WAY HEREIN CONVEYED TO THE GRANTEES. THIS OBLIGATION IS TO BE SHARED WITH ALL PRESENT AND FUTURE OWNERS OF LAND IN THE SUBDIVISION TRACT OF WHICH THE CONVEYANCE IS A PART AND SHALL BE BINDING UPON THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

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BEING a portion of the same premises which R. Clayton Kile and Debbie S. Kile, by their deed dated June 9, 1997 and recorded in Columbia County Record Book 661 at page 309, granted and conveyed unto Debbie S. Kile, now known as Debbie S. Dellegrotti. Philip Dellegrotti joins in this conveyance to transfer any and all interest he may have in the above described premises.

Title to said premises is vested in MATTHEW AUKSTIKALNES & PAULETTE AUKSTIKALNES, HUSBAND AND WIFE

By deed from DEBBIE S. KILE, N/K/A, DEBBIE S. DELLEGROTTI AND PHILIP DELLEGROTTI, HER HUSBAND in deed BOOK dated 05/2/04 Recorded 05/12/04 in BOOK 20040 PAGE 5063.

Premises being: 60 HILLSIDE LANE, BERWICK, PA 18603
Tax Parcel #07-09-049-00,000

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

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BEING a portion of the same premises which R. Clayton Kile and Debbie S. Kile, by their deed dated June 9, 1997 and recorded in Columbia County Record Book 661 at page 309, granted and conveyed unto Debbie S. Kile, now known as Debbie S. Dellegrotti. Philip Dellegrotti joins in this conveyance to transfer any and all interest he may have in the above described premises.

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By deed from DEBBIE S. KILE, N/K/A, DEBBIE S. DELLEGROTTI AND PHILIP DELLEGROTTI, HER HUSBAND in deed BOOK dated 05/2/04 Recorded 05/12/04 in BOOK 20040 PAGE 5063.

Premises being: 60 HILLSIDE LANE, BERWICK, PA 18603
Tax Parcel #07-09-049-00,000

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin along the westerly boundary of Legislative Route #19044, sometimes known as Kachinka Hollow Road along lands now or formerly of Ronald V. and Grace Rubery; thence north 60 degrees 21 minutes 24 seconds west 226.16 feet to an iron pin; thence along the same lands of said Rubery, south 32 degrees 38 minutes 36 seconds west 485.10 feet to an iron pin in line of lands now or formerly of Grace Hayman; thence along same lands of said Hayman, south 62 degrees 23 minutes 56 seconds west, a distance of 441.66 feet to a rebar set; thence along other lands owned, now or formerly of R. Clayton Kile and Debbie S. Kile, and shown as Parcel B on a draft showing land of Ronald C. Kile, north 24 degrees 04 minutes 53 seconds west through a rebar set a distance of 165.46 feet to a rebar set; thence along lands identified as Parcel C now owned or formerly owned by R. Clayton Kile and Debbie S. Kile, north 60 degrees 18 minutes 53 seconds east, a distance of 141.05 feet to a rebar set; thence north 40 degrees 01 minutes 33 seconds east, a distance of 141.03 feet to a rebar set; thence north 35 degrees 19 minutes 26 seconds east, a distance of 209.74 feet to a rebar set; thence continuing along other lands identified as Parcel C Now owned or formerly owned by R. Clayton Kile and Debbie S. Kile, north 68 degrees 42 minutes 02 seconds west, a distance of 93.93 feet to a rebar set; thence north 34 degrees 06 minutes 32 seconds west, a distance of 77.56 feet to a rebar set; thence along the Parcel identified as Parcel A, formerly owned by R. Clayton Kile and Debbie S. Kile now owned by James E. Roach and Kathleen A. Roach, north 19 degrees 29 minutes 22 seconds east, a distance of 177.73 feet to a rebar set; thence north 15 degrees 34 minutes 17 seconds west a distance of 62.77 feet to a rebar set; thence north 23 degrees 05 minutes 12 seconds west, a distance of 206.38 feet to a rebar set; thence south 76 degrees 36 minutes 56 seconds west, a distance of 363.68 feet to a rebar set in point of lands now or formerly of Key Columbia Corporation; thence north 12 degrees 47 minutes 00 seconds east, a distance of 675.74 feet along other lands now or formerly of Key Columbia Corporation to an iron pin at the intersection of lands now or formerly of James B. Cortwright; thence along lands of said James B. Cortwright, south 88 degrees 38 minutes 19 seconds east, a distance of 773.23 feet to an iron pin at point of intersection with lands of said Cortwright and lands now or formerly of Frank and Helen Lehnowsky; thence along lands of said Lehnowsky and lands now or formerly of Allen F. Seesholtz and lands now or formerly of Leon R. and Rose E. Welsh, south 10 degrees 35 minutes 38 seconds west through an old iron rail, a distance of 489.66 feet to an iron pin at a point in line of lands now or formerly of J. Donald and Lorraine E. Kile; thence along lands of said J. Donald and Lorraine E. Kile, north 82 degrees 04 minutes 35 seconds west, a distance of 67.00 feet to an iron pin; thence along lands of said J. Donald and Lorraine E. Kile, south 26 degrees 05 minutes west, a distance of 428.37 feet to an iron pin; thence continuing along J. Donald and Lorraine E. Kile, south 81 degrees 47 minutes 20 seconds east, a distance of 356.54 feet to an iron pin; thence continuing along Kile, south 60 degrees 21 minutes 24 seconds east, a distance of 231.80 feet to a point along the westerly side of Legislative Route 19044; thence south 25 degrees 11 minutes west along the westerly edge of Legislative Route 19044 a distance of 50.15 feet to an iron pin and the place of beginning.

CONTAINING 17.49 acres and being more particularly shown on a draft prepared by Bafile, James and Associates, dated July 5, 1988, revised August 2, 1988, and being identified as Parcel D on said draft.

EXCEPTING AND RESERVING 5.154 acres, more fully bounded and described as follows:

BEGINNING at a rebar found on the westerly right-of-way of State Route No. 1019, said rebar found also being southeasterly corner of land of Teauta M. Curland; Thence running along the westerly right-of-way line of State Route No. 1019, South 25 degrees 13 minutes 18 seconds West, 50.15 feet to a rebar set at the northeasterly corner of land of Cecil J. and Marie Shaffer; Thence running along land of Cecil J. and Marie Shaffer, North 60 degrees 19 minutes 06 seconds West, 226.16 feet to a rebar set at the northwesterly corner of land of Cecil J. and Marie Shaffer; Thence South 32 degrees 40 minutes 54 seconds West, 485.10 feet to a rebar set; Thence South 62 degrees 26 minutes 14 seconds West, 441.66 feet to a rebar set at the southeasterly corner of land of David A. and Jennifer Rairigh; Thence running along land of David A. and Jennifer Rairigh, North 23 degrees 57 minutes 26 seconds West, 165.46 feet to a rebar set at the southwesterly corner of land of Edwin L. III and Regina A. Hoffman; Thence running along land of Edwin L. III, and Regina A. Hoffman and running along the southerly right-of-way line of an existing 50 foot wide private right-of-way, North 60 degrees 28 minutes 45 seconds East, 141.05 feet to a rebar found; thence continuing along the same, North 39 degrees 58 minutes 48 seconds East, 141.01 feet to a rebar found; Thence continuing along the same, North 35 degrees 39 minutes 46 seconds East, 209.67 feet to a rebar found; Thence continuing along land of Edwin L. III and Regina A. Hoffman and running along another existing 50 foot wide private right-of-way, North 68 degrees 25 minutes 43 seconds West, 51.55 feet to a rebar set; Thence running along residual land of Debbie S. Dellegrotti and crossing the private right-of-way, North 26 degrees 36 minutes 25 seconds East, 216.86 feet to a rebar found at the southwesterly corner of land of Teauta M. Curland; Thence running along land of Teauta M. Curland, South 81 degrees 47 minutes 20 seconds east, 356.42 feet to a

rebar found; Thence continuing along land of the same, South 60 degrees 13 minutes 12 seconds East, 231.56 feet to the place of beginning.

CONTAINING 5.154 acres of lands and being more fully shown as Parcel No. 8 on survey subdivision plat entitled: 'preliminary/Final Subdivision Plan Prepared for Debbie S. Dellegrotti' prepared by Ted Oman and Associates, Inc., dated March 31, 2004.

ALSO GRANTED UNTO THE GRANTEEES HEREIN, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE AN EXISTING PRIVATE RIGHT OF WAY OVER PARCEL NO. 8, SAID RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Premises being: 60 HILLSIDE LANE, BERWICK, PA 18603

Tax Parcel #07-09-049-00,000

PHELAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

COUNTRYWIDE HOME LOANS, INC.

7105 CORPORATION DRIVE

PLANO, TX 75024

Plaintiff,

v.

MATTHEW W. AUKSTINKALNES

60 HILLSIDE LANE

BERWICK, PA 18603

PAULETTE M. AUKSTIKALNES

A/K/A PAULETTE M. FAHRINGER

60 HILLSIDE LANE

BERWICK, PA 18603

Defendant(s).

**COLUMBIA COUNTY
COURT OF COMMON PLEAS**

CIVIL DIVISION

NO. 2006-CV-0001422-MF

2006-ED-194

AFFIDAVIT PURSUANT TO RULE 3129

(Affidavit No.1)

COUNTRYWIDE HOME LOANS, INC., Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, ESQUIRE, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **60 HILLSIDE LANE, BERWICK, PA 18603**.

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

NAME

LAST KNOWN ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)

**MATTHEW W.
AUKSTINKALNES**

**60 HILLSIDE LANE
BERWICK, PA 18603**

**PAULETTE M.
AUKSTIKALNES A/K/A
PAULETTE M.
FAHRINGER**

**60 HILLSIDE LANE
BERWICK, PA 18603**

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

NAME

LAST KNOWN ADDRESS (If address cannot be
reasonably ascertained, please so indicate.)

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

**THE FIRST NATIONAL
BANK OF BERWICK, PA**

111 WEST FRONT STREET
BERWICK, PA 18603

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

NONE

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

NONE

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:

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

NONE

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

NAME

LAST KNOWN ADDRESS (If address cannot be reasonably ascertained, please so indicate.)

TENANT/OCCUPANT

**60 HILLSIDE LANE
BERWICK, PA 18603**

**DOMESTIC RELATIONS OF
COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

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

December 4, 2006
Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

PHILAN HALLINAN & SCHMIEG, LLP

By: DANIEL G. SCHMIEG

Identification No. 62205

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

Attorney for Plaintiff

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7105 CORPORATION DRIVE

PLANO, TX 75024

Plaintiff,

v.

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60 HILLSIDE LANE

BERWICK, PA 18603

PAULETTE M. AUKSTIKALNES

A/K/A PAULETTE M. FAHRINGER

60 HILLSIDE LANE

BERWICK, PA 18603

Defendant(s).

COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2006-CV-0001422-MF

2006-ED-194

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SAME AS ABOVE

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BERWICK, PA 18603**

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COLUMBIA COUNTY**

**COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815**

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE**

**P.O. BOX 2675
HARRISBURG, PA 17105**

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

December 4, 2006

Date


DANIEL G. SCHMIEG, ESQUIRE
Attorney for Plaintiff

WAIVER OF WATCHMAN - Any deputy sheriff levying upon or attaching any property under within 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.

(SEAL)
(Attorney for Plaintiff(s))

WAIVER OF INSURANCE - Now, _____, 20____, the Sheriff is hereby released from all liability to protect the property described in the within named execution by insurance, which insurance is hereby waived.

(SEAL)
(Attorney for Plaintiff(s))

_____, 20____
HARRY A. ROADARMEL
COLUMBIA County, Pa. Sheriff

Sir: — There will be placed in your hands
for service a Writ of _____ EXECUTION (REAL ESTATE) _____, styled as

follows: COUNTRYWIDE HOME LOANS, INC. vs MATTHEW W. AUKSTINKALNES and PAULETTE M. AUKSTIKALNES A/K/A PAULETTE M. FAHRINGER

The defendant(s) will be found at 60 HILLSIDE LANE, BERWICK, PA 18603
60 HILLSIDE LANE, BERWICK, PA 18603

Daniel D. Schaefer Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods or chattels shall be seized and be levied upon. If real estate, attach five double spaced type written copies of description as it shall appear on the new deed together with Street and Number of the premises. Please do not furnish us with the old deed or mortgage.

See attached legal description

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin along the westerly boundary of Legislative Route #19044, sometimes known as Kachinka Hollow Road along lands now or formerly of Ronald V. and Grace Rubery; thence north 60 degrees 21 minutes 24 seconds west 226.16 feet to an iron pin; thence along the same lands of said Rubery, south 32 degrees 38 minutes 36 seconds west 485.10 feet to an iron pin in line of lands now or formerly of Grace Hayman; thence along same lands of said Hayman, south 62 degrees 23 minutes 56 seconds west, a distance of 441.66 feet to a rebar set; thence along other lands owned, now or formerly of R. Clayton Kile and Debbie S. Kile, and shown as Parcel B on a draft showing land of Ronald C. Kile, north 24 degrees 04 minutes 53 seconds west through a rebar set a distance of 165.46 feet to a rebar set; thence along lands identified as Parcel C now owned or formerly owned by R. Clayton Kile and Debbie S. Kile, north 60 degrees 18 minutes 53 seconds east, a distance of 141.05 feet to a rebar set; thence north 40 degrees 01 minutes 33 seconds east, a distance of 141.03 feet to a rebar set; thence north 35 degrees 19 minutes 26 seconds east, a distance of 209.74 feet to a rebar set; thence continuing along other lands identified as Parcel C Now owned or formerly owned by R. Clayton Kile and Debbie S. Kile, north 68 degrees 42 minutes 02 seconds west, a distance of 93.93 feet to a rebar set; thence north 34 degrees 06 minutes 32 seconds west, a distance of 77.56 feet to a rebar set; thence along the Parcel identified as Parcel A, formerly owned by R. Clayton Kile and Debbie S. Kile now owned by James E. Roach and Kathleen A. Roach, north 19 degrees 29 minutes 22 seconds east, a distance of 177.73 feet to a rebar set; thence north 15 degrees 34 minutes 17 seconds west a distance of 62.77 feet to a rebar set; thence north 23 degrees 05 minutes 12 seconds west, a distance of 206.38 feet to a rebar set; thence south 76 degrees 36 minutes 56 seconds west, a distance of 363.68 feet to a rebar set in point of lands now or formerly of Key Columbia Corporation; thence north 12 degrees 47 minutes 00 seconds east, a distance of 675.74 feet along other lands now or formerly of Key Columbia Corporation to an iron pin at the intersection of lands now or formerly of James B. Cortwright; thence along lands of said James B. Cortwright, south 88 degrees 38 minutes 19 seconds east, a distance of 773.23 feet to an iron pin at point of intersection with lands of said Cortwright and lands now or formerly of Frank and Helen Lehnowsky; thence along lands of said Lehnowsky and lands now or formerly of Allen F. Seesholtz and lands now or formerly of Leon R. and Rose E. Welsh, south 10 degrees 35 minutes 38 seconds west through an old iron rail, a distance of 489.66 feet to an iron pin at a point in line of lands now or formerly of J. Donald and Lorraine E. Kile; thence along lands of said J. Donald and Lorraine E. Kile, north 82 degrees 04 minutes 35 seconds west, a distance of 67.00 feet to an iron pin; thence along lands of said J. Donald and Lorraine E. Kile, south 26 degrees 05 minutes west, a distance of 428.37 feet to an iron pin; thence continuing along J. Donald and Lorraine E. Kile, south 81 degrees 47 minutes 20 seconds east, a distance of 356.54 feet to an iron pin; thence continuing along Kile, south 60 degrees 21 minutes 24 seconds east, a distance of 231.80 feet to a point along the westerly side of Legislative Route 19044; thence south 25 degrees 11 minutes west along the westerly edge of Legislative Route 19044 a distance of 50.15 feet to an iron pin and the place of beginning.

CONTAINING 17.49 acres and being more particularly shown on a draft prepared by Bafile, James and Associates, dated July 5, 1988, revised August 2, 1988, and being identified as Parcel D on said draft.

EXCEPTING AND RESERVING 5.154 acres, more fully bounded and described as follows:

BEGINNING at a rebar found on the westerly right-of-way of State Route No. 1019, said rebar found also being southeasterly corner of land of Teauta M. Curland; Thence running along the westerly right-of-way line of State Route No. 1019, South 25 degrees 13 minutes 18 seconds West, 50.15 feet to a rebar set at the northeasterly corner of land of Cecil J. and Marie Shaffer; Thence running along land of Cecil J. and Marie Shaffer, North 60 degrees 19 minutes 06 seconds West, 226.16 feet to a rebar set at the northwesterly corner of land of Cecil J. and Marie Shaffer; Thence South 32 degrees 40 minutes 54 seconds West, 485.10 feet to a rebar set; Thence South 62 degrees 26 minutes 14 seconds West, 441.66 feet to a rebar set at the southeasterly corner of land of David A. and Jennifer Rairigh; Thence running along land of David A. and Jennifer Rairigh, North 23 degrees 57 minutes 26 seconds West, 165.46 feet to a rebar set at the southwesterly corner of land of Edwin L. III and Regina A. Hoffman; Thence running along land of Edwin L. III, and Regina A. Hoffman and running along the southerly right-of-way line of an existing 50 foot wide private right-of-way, North 60 degrees 28 minutes 45 seconds East, 141.05 feet to a rebar found; thence continuing along the same, North 39 degrees 58 minutes 48 seconds East, 141.01 feet to a rebar found; Thence continuing along the same, North 35 degrees 39 minutes 46 seconds East, 209.67 feet to a rebar found; Thence continuing along land of Edwin L. III and Regina A. Hoffman and running along another existing 50 foot wide private right-of-way, North 68 degrees 25 minutes 43 seconds West, 51.55 feet to a rebar set; Thence running along residual land of Debbie S. Dellegrotti and crossing the private right-of-way, North 26 degrees 36 minutes 25 seconds East, 216.86 feet to a rebar found at the southwesterly corner of land of Teauta M. Curland; Thence running along land of Teauta M. Curland, South 81 degrees 47 minutes 20 seconds east, 356.42 feet to a

rebar found; Thence continuing along land of the same, South 60 degrees 13 minutes 12 seconds East, 231.56 feet to the place of beginning.

CONTAINING 5.154 acres of lands and being more fully shown as Parcel No. 8 on survey subdivision plat entitled: 'preliminary/Final Subdivision Plan Prepared for Debbie S. Dellegrotti' prepared by Ted Oman and Associates, Inc., dated March 31, 2004.

ALSO GRANTED UNTO THE GRANTEES HEREIN, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE AN EXISTING PRIVATE RIGHT OF WAY OVER PARCEL NO. 8, SAID RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a rebar found on the westerly right-of-way line of State Route No. 1019, said rebar found also being the southeasterly corner of land of Teauta M. Curland; thence running along the westerly right-of-way line of State Route No. 1019 south 25 degrees 13 minutes 18 seconds west 50.15 feet to a rebar set at the northeasterly corner of land of Cecil J. and Marie Shaffer; thence running along land of Cecil J. and Marie Shaffer north 60 degrees 19 minutes 06 seconds west 226.16 feet to a rebar set at the northwesterly corner of land of Cecil J. and Marie Shaffer; thence running through Parcel No. 8 north 81 degrees 47 minutes 20 seconds west 139.78 feet to a point; thence continuing through the same north 89 degrees 20 minutes 09 seconds west 149.69 feet to a point; thence continuing through the same south 35 degrees 39 minutes 46 seconds west 166.48 feet to a rebar found at the southeasterly corner of land of Edwin L. III and Regina A. Hoffman; thence running along land of Edwin L. III and Regina A. Hoffman north 68 degrees 25 minutes 43 seconds west 51.55 feet to a rebar set; thence running along residual land of Debbie S. Dellegrotti north 26 degrees 36 minutes 25 seconds east 50.12 feet to a point; thence running through Parcel No. 8 south 68 degrees 30 minutes 58 seconds east 8.14 feet to a point; thence continuing through the same north 35 degrees 39 minutes 46 seconds east 153.57 feet to a point; thence continuing through the same south 89 degrees 20 minutes 09 seconds east 181.30 feet to a point in line of land of Teauta M. Curland; thence running along land of Teauta M. Curland south 81 degrees 47 minutes 20 seconds east 150.60 feet to a rebar found; thence continuing along land of the same south 60 degrees 13 minutes 12 seconds east 231.56 feet to the place of beginning.

Containing 0.839 acres of land and being more fully shown as Existing Private Right of Way on survey subdivision plat entitled: 'Preliminary/Final Subdivision Plan Prepared for Debbie S. Dellegrotti', prepared by Ted L. Oman and Associates, Inc., dated 3/31/04.

BY ACCEPTING DELIVERY OF THIS DEED THE GRANTEES AGREE TO ASSUME THEIR RIGHTFUL PRORATED SHARE OF COSTS AND EXPENSES WHICH MAY HEREAFTER BE INCURRED IN CONNECTION WITH THE REASONABLE AND NECESSARY MAINTENANCE OF THE PRIVATE RIGHT OF WAY HEREIN CONVEYED TO THE GRANTEES. THIS OBLIGATION IS TO BE SHARED WITH ALL PRESENT AND FUTURE OWNERS OF LAND IN THE SUBDIVISION TRACT OF WHICH THE CONVEYANCE IS A PART AND SHALL BE BINDING UPON THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IS SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING a portion of the same premises which R. Clayton Kile and Debbie S. Kile, by their deed dated June 9, 1997 and recorded in Columbia County Record Book 661 at page 309, granted and conveyed unto Debbie S. Kile, now known as Debbie S. Dellegrotti. Philip Dellegrotti joins in this conveyance to transfer any and all interest he may have in the above described premises.

Title to said premises is vested in MATTHEW AUKSTIKALNES & PAULETTE AUKSTIKALNES, HUSBAND AND WIFE

By deed from DEBBIE S. KILE, N/K/A, DEBBIE S. DELLEGROTTI AND PHILIP DELLEGROTTI, HER HUSBAND in deed BOOK dated 05/2/04 Recorded 05/12/04 in BOOK 20040 PAGE 5063.

Premises being: 60 HILLSIDE LANE, BERWICK, PA 18603
Tax Parcel #07-09-049-00,000

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

PHILAN HALLINAN & SCHMIEG LLP
ATTORNEY ESCROW ACCOUNT
ONE PENN CENTER, SUITE 1400
PHILADELPHIA, PA 19103-1814

COMMERCE BANK
PHILADELPHIA, PA 19148

3-180/380

CHECK NO
556873

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

| DATE | AMOUNT |
|------------|---------------|
| 12/06/2006 | *****1,350.00 |

Void after 90 days

To The
Sheriff of Columbia County
35 W Main Street
Bloomsburg, PA 17815

Travis S. Hallinan

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

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Security Features Included
MP

Security Features Included Details on back