

**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

April 23, 2007

Via Telefax 570-389-5625

Memorandum

To: Office of the Sheriff  
COLUMBIA County

Attn: Real Estate Dept.

CHASE HOME FINANCE LLC, S/B/M TO CHASE MORTGAGE COMPANY  
vs.  
LARRY L. HANEY  
KATHRYN E. HANEY  
COLUMBIA- No. 2006-CV-79  
Action in Mortgage Foreclosure  
Premises: 1122 1ST AVENUE  
BERWICK, PA 18603

Dear Sir or Madam:

Please **STAY** the Sheriff's Sale of the above referenced property which is scheduled for April 25, 2006 at 10:00 am.

Defendant filed Bankruptcy on 2/27/07.

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

Very truly yours,

Peter J. Tremper

# SHERIFF'S SALE COST SHEET

Chase Home Finance vs. Honey  
 NO. 201-06 ED NO. 14-06 JD DATE/TIME OF SALE 5/14/20

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>115.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>15.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>25.00</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>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>366.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>613.48</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>868.48</u>	

PROTHONOTARY (NOTARY)	\$10.00
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>110.00</u>
MISC.	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1350.00

# SHERIFF'S SALE COST SHEET

Chase Anne Finkle vs. Larry & Kathy Hancy  
 NO. 201-06 ED NO. 79-06 JD DATE/TIME OF SALE Apr 25, 07 1000

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>37.50</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>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>450.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>643.48</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>868.48</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>	

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>595.77</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>5.00</u>
TOTAL ***** \$ <u>400.77</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>412.34</u>
WATER 20	\$
TOTAL ***** \$ <u>412.34</u>	

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 2003.37

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

Chris New Finance VS Larry + Kathryn Hargy  
NO. 201-06 ED NO. 79-06 JD

DATE/TIME OF SALE: Apr 25 1000

BID PRICE (INCLUDES COST) \$ \_\_\_\_\_

POUNDAGE - 2% OF BID \$ \_\_\_\_\_

TRANSFER TAX - 2% OF FAIR MKT \$ \_\_\_\_\_

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ \_\_\_\_\_

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_  
\_\_\_\_\_

TOTAL DUE: \$ \_\_\_\_\_

LESS DEPOSIT: \$ \_\_\_\_\_

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ \_\_\_\_\_



April 13, 2007

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

**CHASE HOME FINANCE LLC, S/B/M TO CHASE MORTGAGE  
COMPANY**

**VS.**

**LARRY L. HANEY  
KATHRYN E. HANEY**

**DOCKET # 201ED2006**

**JD # 79JD2006**

Dear Timothy:

Since the sale did not go through as originally scheduled on February 28, 2007 and has been rescheduled for April 25, 2007, the balance due on sewer account #129572 for the property located at 1122 First Avenue Berwick, Pa through the second quarter billing is now \$412.34.

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

Sincerely,

Kristy Romig  
Authority Clerk

*Hearing Impaired 711*

*"BAJSA is an Equal Opportunity Provider and Provider"*

1108 Freas Avenue • Berwick, Pennsylvania 18603

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

PHELAN HALLINAN & SCHMIEG, LLP  
1617 JFK Boulevard, Suite 1400  
Philadelphia, PA 19103-1814  
Automated Attendant # 215-320-0007 ext 1478  
Operated Assisted # 215-563-7000 ext 1478  
Fax # 215-563-8656  
Lisa.Steinman@fedphe.com

March 22, 2007

Office of the Sheriff  
COLUMBIA County Courthouse

RE: CHASE HOME FINANCE LLC, S/B/M TO CHASE MORTGAGE COMPANY  
V. LARRY L. HANEY and KATHRYN E. HANEY  
COLUMBIA COUNTY, NO. 2006-CV-79

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129  
Dear Sir or Madam:

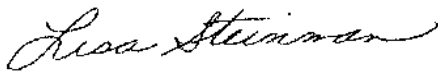
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with attachments.

Please find attached a copy of the original Affidavit of service pursuant to rule 3129, which has been sent for filing with the COLUMBIA County Prothonotary's Office as of the date of this letter.

**\*\*\*\*\*IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.\*\*\*\*\***

Yours truly,



LISA STEINMAN  
For PHELAN HALLINAN & SCHMIEG, LLP

**\*\*\*PROPERTY IS LISTED FOR THE 4/25/07 SHERIFF'S SALE.\*\*\***

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

RE: CHASE HOME FINANCE LLC, S/B/M TO  
CHASE MORTGAGE COMPANY

) CIVIL ACTION

vs.

LARRY L. HANEY  
KATHRYN E. HANEY

) CIVIL DIVISION  
) NO. 2006-CV-79

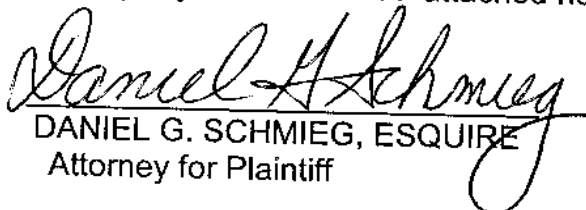
**AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129**

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF COLUMBIA )

**SS:**

I, DANIEL G. SCHMIEG, ESQUIRE attorney for **CHASE HOME FINANCE LLC, S/B/M TO CHASE MORTGAGE COMPANY** hereby verify that true and correct copies of the Notice of Sheriff's sale were served by certificate of mailing to the recorded lienholders, and any known interested party see Exhibit "A" attached hereto.

DATE: March 22, 2007

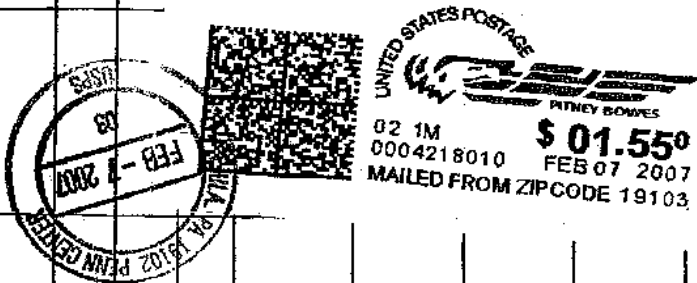
  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

Name and Address of Sender  
**PHILAN HALLINAN & SCHMIEG LLC**  
**ONE PENN CENTER PLAZA, SUITE 1400**  
**PHILADELPHIA, PA 19103-1814**

**TEAM 3**

*Support*

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	*****	TENANT/OCCUPANT 1122 1ST AVENUE BERWICK, PA 18603		
2	*****	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815		
3		COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE P.O. BOX 2675 HARRISBURG, PA 17105		
4		FIRST SELECT, INC., 4460 ROSEWOOD DRIVE PLEASANTON, CA 94588		
5		OSI FUNDING CORP, C/O D. APOTHAKER 1341 N. DELAWARE AVENUE PHILA., PA 19125		
6				
7				
8				
9				
10				
11				
12				
13				
14				
15		RE: LARRY L. HANEY PHS #129068. TEAM 3/SSG		
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office	Postmaster, Per (Name of Receiving Employee)	





**BEATRICE LAW OFFICES  
ATTORNEYS & COUNSELLORS AT LAW  
PO BOX 70  
HUGHESVILLE, PA 17737  
(570)-546-2050**



JAMES BEATRICE, JR.  
ALTHEA C. BEATRICE  
ANTHONY C. BEATRICE

**FACSIMILE TRANSMITTAL FORM**

TO: Sheriff Chamberlain

Tele: 389-5622

Fax: 389-5625

FROM: Atty James Beatrice Jr.

RE: sale of real estate Larry & Kathryn Haney  
Kindy stay sale pursuant to bankruptcy law - Case # 5-07-5045

Number of Pages Including Cover: 4

DATE:

If you have not received all pages, or have problems receiving, please call sender.

**Message:**

Attached correspondence regarding above-referenced matter.

**CONFIDENTIALITY NOTICE**

The information transmitted herewith may be confidential and protected from disclosure by law as proprietary information, attorney-client communications, attorney work product or otherwise. It is intended for the exclusive use of the named recipient.

If you are not the named recipient, disclosure or distribution of the information transmitted herewith may be subject to legal restriction or sanction, and you are requested to notify us by telephone to arrange for return of the information and all copies.

**Official Form 1 (10/06)****United States Bankruptcy Court**  
**Middle District of Pennsylvania****Voluntary Petition**

Official Form 1 (10/06)

FORM B1, Page 2

**Voluntary Petition***(This page must be completed and filed in every case)*

Name of Debtor(s):

Haney, Larry L

Haney, Kathryn E

**All Prior Bankruptcy Cases Filed Within Last 8 Years** (If more than two, attach additional sheet)

Location

Where Filed: - None -

Case Number:

Date Filed:

Location

Where Filed:

Case Number:

Date Filed:

**Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor** (If more than one, attach additional sheet)

Name of Debtor:

- None -

Case Number:

Date Filed:

District:

Relationship:

Judge:

**Exhibit A**

(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)

☐ Exhibit A is attached and made a part of this petition.

**Exhibit B**

(To be completed if debtor is an individual whose debts are primarily consumer debts.)

I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b).

☒ /s/ James Beatrice, Jr.

February 27, 2007

Signature of Attorney for Debtor(s)

(Date)

James Beatrice, Jr.

**Exhibit C**

Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?

☐ Yes, and Exhibit C is attached and made a part of this petition.

☒ No.

**Exhibit D**

(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)

☒ Exhibit D completed and signed by the debtor is attached and made a part of this petition.

If this is a joint petition:

☒ Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.

**Information Regarding the Debtor - Venue**

(Check any applicable box)

- ☒ Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.
- ☐ There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.
- ☐ Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.

**Statement by a Debtor Who Resides as a Tenant of Residential Property**

(Check all applicable boxes)

- ☐ Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)

\_\_\_\_\_  
(Name of landlord that obtained judgment)

\_\_\_\_\_  
(Address of landlord)

- ☐ Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and
- ☐ Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.

Official Form 1 (10/06)

FORM B1, Page 3

**Voluntary Petition***(This page must be completed and filed in every case)*

Name of Debtor(s):

Haney, Larry L

Haney, Kathryn E

**Signatures****Signature(s) of Debtor(s) (Individual/Joint)**

I declare under penalty of perjury that the information provided in this petition is true and correct.

[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.

[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. §342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X /s/ Larry L Haney

Signature of Debtor: Larry L Haney

X /s/ Kathryn E Haney

Signature of Joint Debtor: Kathryn E Haney

Telephone Number (If not represented by attorney)

February 27, 2007

Date

**Signature of Attorney**X /s/ James Beatrice, Jr.

Signature of Attorney for Debtor(s)

James Beatrice, Jr.

Printed Name of Attorney for Debtor(s)

Beatrice Law Offices

Firm Name

PO Box 70Hughesville, PA 17737

Address

570-546-2050

Telephone Number

February 27, 2007

Date

**Signature of Debtor (Corporation/Partnership)**

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X

Signature of Authorized Individual

Printed Name of Authorized Individual

Title of Authorized Individual

Date

**Signature of a Foreign Representative**

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only one box)

☐ I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. §1515 are attached.

☐ Pursuant to 11 U.S.C. §1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

X

Signature of Foreign Representative

Printed Name of Foreign Representative

Date

**Signature of Non-Attorney Bankruptcy Petition Preparer**

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19B is attached.

Printed Name and title, if any, of Bankruptcy Petition Preparer

Social Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)

Address

X

Date

Signature of Bankruptcy Petition Preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

*A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C.*

**Phelan Hallinan and Schmieg, L.L.P.  
One Penn Center at Suburban Station  
1817 John F. Kennedy  
Suite 1400  
Philadelphia, PA 19103-1814  
215-563-7000  
Main Fax 215-563-5534**

Peter J. Tremper  
Legal Assistant, Ext. 1481

Representing Lenders in  
Pennsylvania and New Jersey

February 26, 2007

Via Telefax 570-389-5625

Memorandum

To: Office of the Sheriff  
COLUMBIA County

Attn: Real Estate Dept.

CHASE HOME FINANCE LLC, S/B/M TO CHASE MORTGAGE COMPANY  
vs.  
LARRY L. HANEY  
KATHRYN E. HANEY  
COLUMBIA- No. 2006-CV-79  
Action in Mortgage Foreclosure  
Premises: 1122 1ST AVENUE  
BERWICK, PA 18603

Dear Sir or Madam:

Please **POSTPONE** the Sheriff's Sale of the above referenced property which is scheduled for **February 28, 2007**. Please reschedule this sale for April 25, 2006 at 10:00 am.

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

Very truly yours,

Peter J. Tremper

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

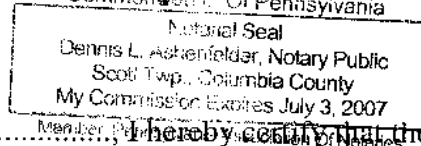
Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice

February 7, 14, 21, 2007 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 22<sup>ND</sup> day of February, 2007

(Notary Public)

My commission expires \_\_\_\_\_ of Pennsylvania



And now, \_\_\_\_\_, 20\_\_\_\_, I hereby certify that the advertising and publication charges amounting to \$\_\_\_\_\_ for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

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.

CHASE HOME FINANCE

VS.

LARRY & KATHRYN HANEY

WRIT OF EXECUTION #201 OF 2006 ED

POSTING OF PROPERTY

January 23, 2007      POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF LARRY & KATHRYN HANEY AT 1122 FIRST AVE. BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23<sup>RD</sup> DAY OF JANUARY 2007

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

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

CHASE HOME FINANCE LLC, S/B/M TO  
CHASE MORTGAGE COMPANY

VS

Docket # 201ED2006

MORTGAGE FORECLOSURE

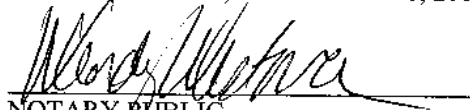
LARRY L. HANEY  
KATHRYN E. HANEY

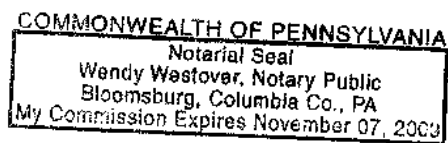
AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, DECEMBER 28, 2006, AT 11:00 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON LARRY HANEY AT 1122 1ST AVE., BERWICK BY HANDING TO LARRY HANEY, , 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 THURSDAY, DECEMBER 28, 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) 784-4300

CHASE HOME FINANCE LLC, S/B/M TO  
CHASE MORTGAGE COMPANY

VS

Docket # 201ED2006

MORTGAGE FORECLOSURE

LARRY L. HANEY  
KATHRYN E. HANEY

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, DECEMBER 28, 2006, AT 11:00 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON KATHRYN HANEY AT 1122 1ST AVE., BERWICK BY HANDING TO LARRY HANEY, 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 THURSDAY, DECEMBER 28, 2006

  
NOTARY PUBLIC

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



X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF



January 3, 2007

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

**CHASE HOME FINANCE LLC, S/B/M TO CHASE MORTGAGE  
COMPANY**

**VS.**

**LARRY L. HANEY  
KATHRYN E. HANEY**

**DOCKET # 201ED2006**

**JD # 79JD2006**

Dear Timothy:

The balance due on sewer account #129572 for the property located at 1122 First Avenue Berwick, Pa through March is \$315.82.

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 12/26/2006

SERVICE# 1 - OF - 14 SERVICES  
DOCKET # 201ED2006

PLAINTIFF CHASE HOME FINANCE LLC, S/B/M TO CHASE  
MORTGAGE COMPANY

DEFENDANT LARRY L. HANEY  
KATHRYN E. HANEY

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED	PAPERS TO SERVED
LARRY HANEY	MORTGAGE FORECLOSURE
1122 1ST AVE.	
BERWICK	

SERVED UPON LARRY HANEY

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 12-28-06 TIME 1100 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

For M4

DATE

12-28-06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/26/2006

SERVICE# 2 - OF - 14 SERVICES  
DOCKET # 201ED2006

PLAINTIFF CHASE HOME FINANCE LLC, S/B/M TO CHASE  
MORTGAGE COMPANY

DEFENDANT LARRY L. HANEY  
KATHRYN E. HANEY

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

<b>PERSON/CORP TO SERVED</b>
------------------------------

KATHRYN HANEY
---------------

1122 1ST AVE.
---------------

BERWICK
---------

<b>PAPERS TO SERVED</b>
-------------------------

MORTGAGE FORECLOSURE
----------------------

SERVED UPON LARRY HANEY

RELATIONSHIP HUSBAND IDENTIFICATION \_\_\_\_\_

DATE 12-28-06 TIME 1100 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB \_\_\_\_\_ POE \_\_\_\_\_ CCSO \_\_\_\_\_

B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA

C. CORPORATION MANAGING AGENT

D. REGISTERED AGENT

E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

Paul D. Mc

DATE

12-28-06

**1. Article Addressed to:**  
Commonwealth of PA  
PO Box 2675  
Harrisburg, PA 17105

**2. Article Number**  
(Transfer from service label) 7005 1160 0000 3415 1572

**PS Form 3811, February 2004** Domestic Return Receipt 102595-02-M-154

**SENDER: COMPLETE THIS SECTION**

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *E. Donofrio* ☐ Agent ☒ Addressee

B. Received by (Printed Name) *E. DONOFRIO* C. Date of Delivery *DEC 28 2006*

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

**1. Article Addressed to:**  
OFFICE OF F.A.I.R.  
DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

**2. Article Number**  
(Transfer from service label) 7005 1160 0000 3415 1565

**PS Form 3811, February 2004** Domestic Return Receipt 102595-02-M-154

**SENDER: COMPLETE THIS SECTION**

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *DEC 28 2006*

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

**1. Article Addressed to:**  
First Select Inc.  
4460 Rosewood Drive  
Pleasanton, CA 94588

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

**PS Form 3811, February 2004** Domestic Return Receipt 102595-02-M-154

**SENDER: COMPLETE THIS SECTION**

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name) *RON UTSCHE* C. Date of Delivery *DEC 28 2006*

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

**1. Article Addressed to:**  
First Select Inc.  
4460 Rosewood Drive  
Pleasanton, CA 94588

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

**PS Form 3811, February 2004** Domestic Return Receipt 102595-02-M-154

**SENDER: COMPLETE THIS SECTION**

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Addressee

B. Received by (Printed Name) *RON UTSCHE* C. Date of Delivery *DEC 28 2006*

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature *Samuel J. Venturo* **DEC 21 8 2008**
- B. Received by (Printed Name) **DEC 21 8 2008**
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7005 1160 0000 3415 1558

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-154

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature *Michael* **281**
- B. Received by (Printed Name) *DECKSON* C. Date of Delivery *1/1/12*
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7005 1160 0000 3415 1569

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-154

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/26/2006

SERVICE# 6 - OF - 14 SERVICES  
DOCKET # 201ED2006

PLAINTIFF CHASE HOME FINANCE LLC, S/B/M TO CHASE  
MORTGAGE COMPANY

DEFENDANT LARRY L. HANEY  
KATHRYN E. HANEY

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON MAGGIE FIZITZ

RELATIONSHIP CLERK IDENTIFICATION \_\_\_\_\_

DATE 12.28.06 TIME 0955 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

[Signature]

DATE

12.28.06

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

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

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O

HANEY LARRY L & KATHRYN E  
1122 FIRST AVENUE  
BERWICK PA 18603

FOR BERWICK AREA SCHOOL DISTRICT					DATE 07/01/2006	BILL# 001637
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY	
REAL ESTATE	19457	47.100	898.09	916.42	1008.06	
The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.						
PAY THIS AMOUNT		IF PAID ON OR BEFORE		OCT 31		NOV 1
				IF PAID ON OR BEFORE		AFTER

NO REFUNDS UNDER \$5.00

PROPERTY DESCRIPTION		ACCT.
PARCEL 04C02 20400000		6190
1122 FIRST AVE	2880.00	
0660-0001	16577.00	
0.17 ACRES		

Original

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

8/20/06

Tax Notice 2006 County & Municipality

BERWICK BORO  
MAKE CHECKS PAYABLE TO:

Connie C Gingher  
1615 Lincoln Avenue  
Berwick PA 18603

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

BILL NO.  
3906

DATE  
03/01/2006

FOR: COLUMBIA COUNTY						DATE	BILL NO.
DESCRIPTION						03/01/2006	3906
ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY			
19,457	5.646	107.65	109.85	120.84			
	1.345	25.65	26.17	28.79			
	.75	14.30	14.59	15.32			
	1.25	23.83	24.32	25.54			
	8.6	163.98	167.33	175.70			
PAY THIS AMOUNT		335.41	342.26	366.19			
		APR 30	JUNE 30	JUNE 30			
The discount & penalty have been calculated for your convenience		If paid on or before		If paid after			

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

HANEY LARRY L & KATHRYN E  
1122 FIRST AVENUE  
BERWICK PA 18603

This tax returned to  
courthouse on:  
January 1, 2007

County TWP  
Discount 2 % 2 %  
Penalty 10 % 5 %  
PARCEL: 04C-02 -204-00,000  
1122 FIRST AVE  
1653 Acres

Land 2,880  
Buildings 16,577  
Total Assessment 19,457

FILE COPY

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

4.30-068



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 12/26/2006

SERVICE# 7 - OF - 14 SERVICES  
DOCKET # 201ED2006

PLAINTIFF CHASE HOME FINANCE LLC, S/B/M TO CHASE  
MORTGAGE COMPANY

DEFENDANT LARRY L. HANEY  
KATHRYN E. HANEY

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

SERVED UPON KELLY GREER

RELATIONSHIP CLERK IDENTIFICATION \_\_\_\_\_

DATE 12/28/06 TIME 0930 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS


DEPUTY

Pam Doherty

DATE

12.28.06

COUNTY OF COLUMBIA  
REAL ESTATE TAX CERTIFICATION

Date: 12/28/2006

Fee: \$5.00

Cert. NO: 2852

HANEY LARRY L & KATHRYN E  
1122 FIRST AVENUE  
BERWICK PA 18603

District: BERWICK BORO  
Deed: 0339 -0076  
Location: 1122 1ST AVE  
Parcel Id: 04C-02 -204-00,000

Assessment: 19,457  
Balances as of 12/28/2006

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

By: Columbia County Per: (Pa)  
Sheriff

\* Does NOT include 2006 TAXES

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/26/2006

SERVICE# 8 - OF - 14 SERVICES  
DOCKET # 201ED2006

PLAINTIFF

CHASE HOME FINANCE LLC, S/B/M TO CHASE  
MORTGAGE COMPANY

DEFENDANT

LARRY L. HANEY  
KATHRYN E. HANEY

ATTORNEY FIRM

PHELAN HALLINAN AND SCHMIEG

PERSON/CORP TO SERVED

PAPERS TO SERVED

DOMESTIC RELATIONS

MORTGAGE FORECLOSURE

15 PERRY AVE.

BLOOMSBURG

SERVED UPON Leslie Levan - Cust srs.

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 12-28 TIME 1030 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

12-28-06

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 12/26/2006

SERVICE# 11 - OF - 14 SERVICES  
DOCKET # 201ED2006

PLAINTIFF CHASE HOME FINANCE LLC, S/B/M TO CHASE  
MORTGAGE COMPANY

DEFENDANT LARRY L. HANEY  
KATHRYN E. HANEY

ATTORNEY FIRM PHELAN HALLINAN AND SCHMIEG

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

**PAPERS TO SERVED**  
MORTGAGE FORECLOSURE

SERVED UPON Annette Hoffman

RELATIONSHIP clerk IDENTIFICATION \_\_\_\_\_

DATE 12-28 TIME 0730 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

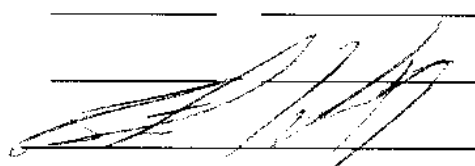
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 12-28-06

# REAL ESTATE OUTLINE

ED # 717-06

DATE RECEIVED 2-28-01  
DOCKET AND INDEX 1-7-01

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION 1  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LKA 1  
NON-MILITARY AFFIDAVIT 1  
NOTICES OF SHERIFF SALE 1  
WATCHMAN RELEASE FORM 1  
AFFIDAVIT OF LIENS LIST 1  
CHECK FOR \$1,350.00 OR 1 CK# 565571

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

SALE DATE FEB. 26, 2001 TIME 1000  
POSTING DATE Feb. 28, 01  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK FEB. 27  
2<sup>ND</sup> WEEK 4  
3<sup>RD</sup> WEEK 27 01

# SHERIFF'S SALE

WEDNESDAY FEBRUARY 28, 2007 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 201 OF 2006 ED AND CIVIL WRIT NO. 79 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

BEGINNING at a point on the southerly side of First Avenue, in the Borough of Berwick, at the corner of Lot No. 519; Thence along First Avenue in an easterly direction 45 feet to the corner of Lot No. 517; thence along Lot No. 517 in a southerly direction 160 feet to a fifteen foot alley; thence along the same in a westerly direction 45 feet to the corner of Lot No. 519; thence along the same in a northerly direction 160 feet to the southerly side of First Avenue, the point or place of beginning. BEING Lot No. 518 in Berwick Land and Improvement Company's Addition to Berwick.

BEING THE SAME PREMISES conveyed to Francis Decker by deed of Dennis V. Karol and Carol A. Karol, his wife, dated October 17, 1984, recorded in Columbia County Record Book 339 Page 76.

Premises being: 1122 1ST AVENUE, BERWICK, PA 18603

Tax Parcel #04-0022040-000

## 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](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

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WEDNESDAY FEBRUARY 28, 2007 AT 10:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 201 OF 2006 ED AND CIVIL WRIT NO. 79 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

---

BEGINNING at a point on the southerly side of First Avenue, in the Borough of Berwick, at the corner of Lot No. 519; Thence along First Avenue in an easterly direction 45 feet to the corner of Lot No. 517; thence along Lot No. 517 in a southerly direction 160 feet to a fifteen foot alley; thence along the same in a westerly direction 45 feet to the corner of Lot No. 519; thence along the same in a northerly direction 160 feet to the southerly side of First Avenue, the point or place of beginning. BEING Lot No. 518 in Berwick Land and Improvement Company's Addition to Berwick.

BEING THE SAME PREMISES conveyed to Francis Decker by deed of Dennis V. Karol and Carol A. Karol, his wife, dated October 17, 1984, recorded in Columbia Country Record Book 339 Page 76. Premises being: 1122 1ST AVENUE, BERWICK, PA 18603  
Tax Parcel #04-0022040-000

## 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.

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If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney  
Daniel G. Schmieg  
1617 John F. Kennedy Blvd  
Philadelphia, PA 19103

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

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WEDNESDAY FEBRUARY 28, 2007 AT 10:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 201 OF 2006 ED AND CIVIL WRIT NO. 79 OF 2006 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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BEGINNING at a point on the southerly side of First Avenue, in the Borough of Berwick, at the corner of Lot No. 519; Thence along First Avenue in an easterly direction 45 feet to the corner of Lot No. 517; thence along Lot No. 517 in a southerly direction 160 feet to a fifteen foot alley; thence along the same in a westerly direction 45 feet to the corner of Lot No. 519; thence along the same in a northerly direction 160 feet to the southerly side of First Avenue, the point or place of beginning. BEING Lot No. 518 in Berwick Land and Improvement Company's Addition to Berwick.

BEING THE SAME PREMISES conveyed to Francis Decker by deed of Dennis V. Karol and Carol A. Karol, his wife, dated October 17, 1984, recorded in Columbia Country Record Book 339 Page 76. Premises being: 1122 1ST AVENUE, BERWICK, PA 18603  
Tax Parcel #04-0022040-000

## 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](http://www.sheriffofcolumbiacounty.com)



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

CHASE HOME FINANCE LLC,  
S/B/M TO CHASE MORTGAGE  
COMPANY

vs.

LARRY L. HANEY

KATHRYN E. HANEY

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 2006-CV-79 Term 2005

WRIT OF EXECUTION  
(Mortgage Foreclosure)

2006-ED-201

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: 1122 1ST AVENUE, BERWICK, PA 18603  
(See Legal Description attached)

Amount Due

Additional Fees and Costs

Interest from 03/10/06 to Sale

at \$11.78per diem

\$71,647.52

\$4,268.11

\$.....and costs.

Nami B. Kleene

(Clerk) Office of the Prothy Support, Common Pleas Court  
of Columbia County, Penna.

Dated

Dec 26, 2006

(SEAL)

**Proth. & Clk. Of Sev. Courts**  
**My Com. Ex. 1st Mon. Jan 2008**

### DESCRIPTION

All that certain piece, parcel or plot of land being located on the southerly side of First Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of First Avenue, in the Borough of Berwick, at the corner of Lot No. 519; thence along First Avenue in an easterly direction 45 feet to the corner of Lot No. 517; thence along Lot No. 517 in a southerly direction 160 feet to a fifteen foot alley; thence along the same in a westerly direction 45 feet to the corner of Lot No. 519; thence along the same in a northerly direction 160 feet to the southerly side of First Avenue, the point or place of beginning.

BEING Lot No. 518 in Berwick Land and Improvement Company's Addition to Berwick.

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Premises being: 1122 1ST AVENUE, BERWICK, PA 18603  
Tax Parcel #04-0022040-000

Attorney for Plaintiff

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

**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**

**CHASE HOME FINANCE LLC, S/B/M TO CHASE  
MORTGAGE COMPANY  
3415 VISION DRIVE  
COLUMBUS, OH 43219**

**Plaintiff,**

**v.**

**LARRY L. HANEY  
KATHRYN E. HANEY  
1122 1ST AVENUE  
BERWICK, PA 18603**

**COLUMBIA COUNTY  
COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 2006-CV-79**

**Defendant(s).**

**AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No.1)**

**CHASE HOME FINANCE LLC, S/B/M TO CHASE MORTGAGE COMPANY**, 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 **1122 1ST AVENUE, 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.)

**LARRY L. HANEY**

**1122 1ST AVENUE  
BERWICK, PA 18603**

**KATHRYN E. HANEY**

**1122 1ST AVENUE  
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.) |
|----------------------------|---------------------------------------------------------------------------------------|
| <b>FIRST SELECT, INC.,</b> | <b>4460 ROSEWOOD DRIVE</b>                                                            |
|                            | <b>PLEASANTON, CA 94588</b>                                                           |
| <b>OSI FUNDING CORP.,</b>  | <b>1341 N. DELAWARE AVENUE</b>                                                        |
| <b>C/O D. APOTHAKE</b>     | <b>PHILA., PA 19125</b>                                                               |
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.) |
|-------------|---------------------------------------------------------------------------------------|
| <b>NONE</b> |                                                                                       |
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.) |
|-------------|---------------------------------------------------------------------------------------|
| <b>NONE</b> |                                                                                       |
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.) |
|-------------|---------------------------------------------------------------------------------------|
| <b>NONE</b> |                                                                                       |
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.) |
|-------------------------------------|---------------------------------------------------------------------------------------|
| <b>TENANT/OCCUPANT</b>              | <b>1122 1ST AVENUE</b>                                                                |
|                                     | <b>BERWICK, PA 18603</b>                                                              |
| <b>DOMESTIC RELATIONS OF</b>        | <b>COLUMBIA COUNTY COURTHOUSE</b>                                                     |
| <b>COLUMBIA COUNTY</b>              | <b>P.O. BOX 380</b>                                                                   |
|                                     | <b>BLOOMSBURG, PA 17815</b>                                                           |
| <b>COMMONWEALTH OF PENNSYLVANIA</b> | <b>P.O. BOX 2675</b>                                                                  |
| <b>DEPARTMENT OF WELFARE</b>        | <b>HARRISBURG, PA 17105</b>                                                           |

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 20, 2006

Date

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff

**PHELAN HALLINAN & SCHMIEG, LLP**

By: DANIEL G. SCHMIEG

Identification No. 62205

**Attorney for Plaintiff**

One Penn Center at Suburban Station

1617 John F. Kennedy Boulevard

Suite 1400

Philadelphia, PA 19103-1814

Attorney for Plaintiff

(215)563-7000

<b>CHASE HOME FINANCE LLC, S/B/M TO CHASE</b>	:	
<b>MORTGAGE COMPANY</b>	:	<b>COLUMBIA COUNTY</b>
<b>3415 VISION DRIVE</b>	:	<b>COURT OF COMMON PLEAS</b>
<b>COLUMBUS, OH 43219</b>	:	
	:	<b>CIVIL DIVISION</b>
<b>Plaintiff,</b>	:	
<b>v.</b>	:	<b>NO. 2006-CV-79</b>
	:	
<b>LARRY L. HANEY</b>	:	
<b>KATHRYN E. HANEY</b>	:	
<b>1122 1ST AVENUE</b>	:	
<b>BERWICK, PA 18603</b>	:	
	:	
	:	

**Defendant(s).**

**AFFIDAVIT PURSUANT TO RULE 3129**  
**(Affidavit No.1)**

**CHASE HOME FINANCE LLC, S/B/M TO CHASE MORTGAGE COMPANY**, 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 **1122 1ST AVENUE, BERWICK, PA 18603**.

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

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<b>LARRY L. HANEY</b>	<b>1122 1ST AVENUE</b> <b>BERWICK, PA 18603</b>
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<b>KATHRYN E. HANEY</b>	<b>1122 1ST AVENUE</b> <b>BERWICK, PA 18603</b>
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2. Name and address of Defendant(s) in the judgment:

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**SAME AS ABOVE**

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
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| <b>FIRST SELECT, INC.,</b> | <b>4460 ROSEWOOD DRIVE</b>                                                            |
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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.) |
|-------------|---------------------------------------------------------------------------------------|
| <b>NONE</b> |                                                                                       |
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.) |
|-------------|---------------------------------------------------------------------------------------|
| <b>NONE</b> |                                                                                       |
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.) |
|-------------|---------------------------------------------------------------------------------------|
| <b>NONE</b> |                                                                                       |
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.) |
|-------------------------------------|---------------------------------------------------------------------------------------|
| <b>TENANT/OCCUPANT</b>              | <b>1122 1ST AVENUE</b>                                                                |
|                                     | <b>BERWICK, PA 18603</b>                                                              |
| <b>DOMESTIC RELATIONS OF</b>        | <b>COLUMBIA COUNTY COURTHOUSE</b>                                                     |
| <b>COLUMBIA COUNTY</b>              | <b>P.O. BOX 380</b>                                                                   |
|                                     | <b>BLOOMSBURG, PA 17815</b>                                                           |
| <b>COMMONWEALTH OF PENNSYLVANIA</b> | <b>P.O. BOX 2675</b>                                                                  |
| <b>DEPARTMENT OF WELFARE</b>        | <b>HARRISBURG, PA 17105</b>                                                           |

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 20, 2006  
Date

  
DANIEL G. SCHMIEG, ESQUIRE  
Attorney for Plaintiff



**PHELAN HALLINAN & SCHMIEG, LLP**

By: DANIEL G. SCHMIEG

Identification No. 62205

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**Attorney for Plaintiff**

**CHASE HOME FINANCE LLC, S/B/M TO**

**CHASE MORTGAGE COMPANY**

**3415 VISION DRIVE**

**COLUMBUS, OH 43219**

**Plaintiff,**

**v.**

**LARRY L. HANEY**

**KATHRYN E. HANEY**

**1122 1ST AVENUE**

**BERWICK, PA 18603**

**Defendant(s).**

:

:

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:

:

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:

:

**COLUMBIA COUNTY**

**COURT OF COMMON PLEAS**

**CIVIL DIVISION**

**NO. 2006-CV-79**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO: LARRY L. HANEY**  
**1122 1ST AVENUE**  
**BERWICK, PA 18603**

**KATHRYN E. HANEY**  
**1122 1ST AVENUE**  
**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 collect a debt, but only enforcement of a lien against property..

Your house (real estate) at **1122 1ST AVENUE, 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 **\$71,647.52** obtained by CHASE HOME FINANCE LLC, S/B/M TO CHASE MORTGAGE COMPANY, (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, CHASE HOME FINANCE LLC, S/B/M TO CHASE MORTGAGE COMPANY, 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 5<sup>TH</sup> STREET  
BLOOMSBURG, PA 17815  
(570) 784-8760**

**DESCRIPTION**

All that certain piece, parcel or plot of land being located on the southerly side of First Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of First Avenue, in the Borough of Berwick, at the corner of Lot No. 519; thence along First Avenue in an easterly direction 45 feet to the corner of Lot No. 517; thence along Lot No. 517 in a southerly direction 160 feet to a fifteen foot alley; thence along the same in a westerly direction 45 feet to the corner of Lot No. 519; thence along the same in a northerly direction 160 feet to the southerly side of First Avenue, the point or place of beginning.

BEING Lot No. 518 in Berwick Land and Improvement Company's Addition to Berwick.

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Premises being: 1122 1ST AVENUE, BERWICK, PA 18603  
Tax Parcel #04-0022040-000

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### DESCRIPTION

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BEGINNING at a point on the southerly side of First Avenue, in the Borough of Berwick, at the corner of Lot No. 519; thence along First Avenue in an easterly direction 45 feet to the corner of Lot No. 517; thence along Lot No. 517 in a southerly direction 160 feet to a fifteen foot alley; thence along the same in a westerly direction 45 feet to the corner of Lot No. 519; thence along the same in a northerly direction 160 feet to the southerly side of First Avenue, the point or place of beginning.

BEING Lot No. 518 in Berwick Land and Improvement Company's Addition to Berwick.

BEING THE SAME PREMISES conveyed to Francis Decker by deed of Dennis V. Karol and Carol A. Karol, his wife, dated October 17, 1984, recorded in Columbia Country Record Book 339 Page 76.

Premises being: 1122 1ST AVENUE, BERWICK, PA 18603  
Tax Parcel #04-0022040-000

### DESCRIPTION

All that certain piece, parcel or plot of land being located on the southerly side of First Avenue, in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of First Avenue, in the Borough of Berwick, at the corner of Lot No. 519; thence along First Avenue in an easterly direction 45 feet to the corner of Lot No. 517; thence along Lot No. 517 in a southerly direction 160 feet to a fifteen foot alley; thence along the same in a westerly direction 45 feet to the corner of Lot No. 519; thence along the same in a northerly direction 160 feet to the southerly side of First Avenue, the point or place of beginning.

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### **DESCRIPTION**

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BEGINNING at a point on the southerly side of First Avenue, in the Borough of Berwick, at the corner of Lot No. 519; thence along First Avenue in an easterly direction 45 feet to the corner of Lot No. 517; thence along Lot No. 517 in a southerly direction 160 feet to a fifteen foot alley; thence along the same in a westerly direction 45 feet to the corner of Lot No. 519; thence along the same in a northerly direction 160 feet to the southerly side of First Avenue, the point or place of beginning.

BEING Lot No. 518 in Berwick Land and Improvement Company's Addition to Berwick.

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Premises being: 1122 1ST AVENUE, BERWICK, PA 18603  
Tax Parcel #04-0022040-000

HARRY A. ROADARMEL

Sheriff

COLUMBIA County, Pa.

Sir: — There will be placed in your hands

for service a Writ of EXECUTION (REAL ESTATE), styled as

follows: CHASE HOME FINANCE LLC, S/B/M TO CHASE MORTGAGE COMPANY vs LARRY L. HANEY and KATHRYN E. HANEY

The defendant(s) will be found at 1122 1ST AVENUE, BERWICK, PA 18603  
1122 1ST AVENUE, BERWICK, PA 18603

*Daniel Sching* Attorney for Plaintiff

If Writ of Execution, state below where defendants will be found, what foods and chattels shall be seized and be levied upon. If real estate, attach five double spaced typed 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

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))

# SHERIFF'S RETURN

CHASE HOME FINANCE LLC, S/B/M TO CHASE  
MORTGAGE COMPANY

Plaintiff

vs.

LARRY L. HANEY  
KATHRYN E. HANEY

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 2006-CV-79 CD Term, 2000

WRIT

ISSUED

NOW, \_\_\_\_\_ 2001, I, \_\_\_\_\_ High Sheriff of Columbia County, Pennsylvania,  
do hereby deputize the Sheriff of \_\_\_\_\_ County, Pennsylvania, to execute this Writ. This deputation  
being made at the request and risk of the Plaintiff.  
Defendants alleged address is \_\_\_\_\_

\_\_\_\_\_  
Sheriff, Columbia County, Pennsylvania

By \_\_\_\_\_  
Deputy Sheriff

## AFFIDAVIT OF SERVICE

Now, \_\_\_\_\_ 200 , at \_\_\_\_\_ O'Clock \_\_\_\_\_ m., served the within  
\_\_\_\_\_ upon \_\_\_\_\_

\_\_\_\_\_ at \_\_\_\_\_  
\_\_\_\_\_ by handing to \_\_\_\_\_  
\_\_\_\_\_ a true and correct copy of the original Notice of Sale and made known to \_\_\_\_\_  
the contents thereof.

Sworn and Subscribed before me

So Answers,

this \_\_\_\_\_

day of \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_  
Notary Public

BY: \_\_\_\_\_  
Sheriff

\_\_\_\_\_  
20, \_\_\_\_\_, See return endorsed hereon by Sheriff of  
\_\_\_\_\_  
County, Pennsylvania, and made a part of this  
return

So Answers,

\_\_\_\_\_  
Sheriff

\_\_\_\_\_  
Deputy Sheriff

# 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 <b>CHASE HOME FINANCE LLC, S/B/M TO CHASE MORTGAGE COMPANY</b>	Court Number <b>2006-CV-79</b>
-----------------------------------------------------------------------------	-----------------------------------

Defendant <b>LARRY L. HANEY &amp; KATHRYN E. HANEY</b>	Type or Writ of Complaint <b>EXECUTION/NOTICE OF SALE</b>
-----------------------------------------------------------	--------------------------------------------------------------

<b>SERVE</b>  <b>AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE. <b>LARRY L. HANEY</b> ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code) <b>1122 1ST AVENUE, BERWICK, PA 18603</b>
-------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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 <u>XX</u> Plaintiff _____ Defendant ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 Philadelphia, PA 19103-1814	Telephone Number <b>(215)563-7000</b>	Date
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------	------

**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  of _____ 20	SO ANSWERS Signature of Dep. Sheriff  Signature of Sheriff  Sheriff of	Date  Date
------------------------------------------------------------------------	---------------------------------------------------------------------------------------	------------------



**Phelan Hallinan & Schmieg, LLP**  
**One Penn Center at Suburban Station**  
**1617 John F. Kennedy Boulevard**  
**Suite 1400**  
**Philadelphia, PA 19103-1814**  
**Phone - (215) 563-7000**  
**Main Fax - (215) 563-5534**

Pete Tremper  
Ext. 1481

Representing Lenders in  
Pennsylvania and New Jersey

December 20, 2006

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

*Writ of  
Execution*

**CHASE HOME FINANCE LLC, S/B/M TO CHASE MORTGAGE COMPANY**  
**vs.**

**LARRY L. HANEY**

**KATHRYN E. HANEY**

**COLUMBIA- No. 2006-CV-79**

**Action in Mortgage Foreclosure**

**Premises: 1122 1ST AVENUE**

**BERWICK, PA 18603**

FILED  
PROTHONOTARY  
2006 DEC 22 A 11:44  
CLERK OF JUDICIAL OFFICE  
COUNTY OF COLUMBIA, PA

Dear Sir/Madam:

Enclosed issue a Writ of Execution on the above property and transmit the appropriate documents to the Sheriff so that this matter can be placed on the Sheriff's list for the next available Sheriff's Sale.

Also, enclosed please find a check to your order in the amount of \$23.00 and a check to the Sheriff in the amount of \$1,350.00 for payment of fees and costs. Kindly send me your receipt and a time-stamped copy of the Praecipe for Writ in the enclosed self-addressed, stamped envelope provided.

Should you have any questions, please do not hesitate to contact me. Thank you for your assistance in this matter.

Very truly yours,

By:

*PJT*

Pete Tremper for  
for PHELAN HALLINAN & SCHMIEG

PJT  
Enclosures

# 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  
**CHASE HOME FINANCE LLC, S/B/M TO CHASE MORTGAGE COMPANY**

Court Number  
**2006-CV-79**

Defendant  
**LARRY L. HANEY & KATHRYN E. HANEY**

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.  
**KATHRYN E. HANEY**

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)  
**1122 1ST AVENUE, 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  
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400  
Philadelphia, PA 19103-1814

Telephone Number  
**(215)563-7000**

Date \_\_\_\_\_

### 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  
of \_\_\_\_\_ 20

SO ANSWERS  
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

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

3-180/360

CHECK NO  
560617

JMS 12/20/2006

Pay ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS

DATE	AMOUNT
12/20/2006	*****1,350.00

Void after 180 days

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

*Travis S. Hallinan*

RECEIVED  
JAN 10 2007  
MP

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

⑈560617⑈ ⑆036001808136 150866 6⑈

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Details on back